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## **1 – Introduction**

### **1.1 Purpose and Background**

The purpose of this Master Plan report is to establish the long range plan Nipomo Community Park. The park is approximately 137-acre angular parcel bounded by Pomeroy Road and West Tefft Street to the east, Osage Street to the west, and the Tejas Street neighborhood to the south. The approximately 22-acre Mesa Meadows open space area is located adjacent to and immediately southwest of Nipomo Community Park on the northwest corner of Mesa Road and Osage Road. It was acquired by the county in 2001 and has a trail that connects to the park. No changes are proposed to the 22-acre Mesa Meadow site.

Nipomo Community Park is the only public park in Nipomo. The park is partially developed with traditional park facilities including turf, sports fields, playgrounds, dog park, tennis courts and parking, etc. Existing recreation and infrastructure cover approximately 15-acres or approximately 11% of the park. The remaining 122-acres are generally natural areas consisting of oak woodland and coastal scrub, annual and ruderal grassland, and trails.

When the existing park improvements were made in the 1970's and early 1980's the land surrounding the park on the west, southwest and northwest were undeveloped. Today, in addition to Dana School to the south, all the lands around the park are developed with residences. Nipomo has grown to nearly 17,000 people and many residents express the need for additional recreational facilities.

The Parks and Recreation Element has a formula that determines how well a community's recreation needs are met with the goal of three acres per 1,000 residents. Based on this formula Nipomo should have 50-acres of neighborhood and community park land. Although Nipomo Community Park is 137-acres only 15-acres are the active recreation facilities that are typically located in community parks (sports fields, skate park, tennis courts, pool). The balance of the site is undeveloped with volunteer trails running through it. Nipomo is underserved in recreational facilities as the current ratio is less than 1 acre per 1,000 people.

This Master Plan is the result of a process of determining needs and priorities in the community and translating them into a park plan for the future.

The primary goal of the Master Plan is to establish the long-range plan for Nipomo Community Park. The objectives of the Nipomo Community Park Master Plan are to:

- consider and support active citizen input in the decision-making process;
- provide a range of passive and active facilities and use areas to meet the recreational needs of the community;
- maintain and upgrade existing recreational and community facilities and amenities;
- effectively manage current and projected levels of park uses;
- provide amenities that are aesthetically consistent with the regional character of the area;
- provide a community recreation center within the unincorporated community of Nipomo;
- incorporate infrastructure and circulation improvements to meet existing and estimated future motor vehicle transportation warrants; and
- apply adaptive management strategies, including the use of improved technology, to address new planning and management issues as they arise.

## **1.2 Community Survey**

In early 2004 the County conducted a public survey to find out what the citizens of Nipomo think about their park and what additions or improvements may be needed. The survey was sent to 3,000 households in Nipomo and Oceano. Responses were received from 552 households, which provide a good level of statistical accuracy.

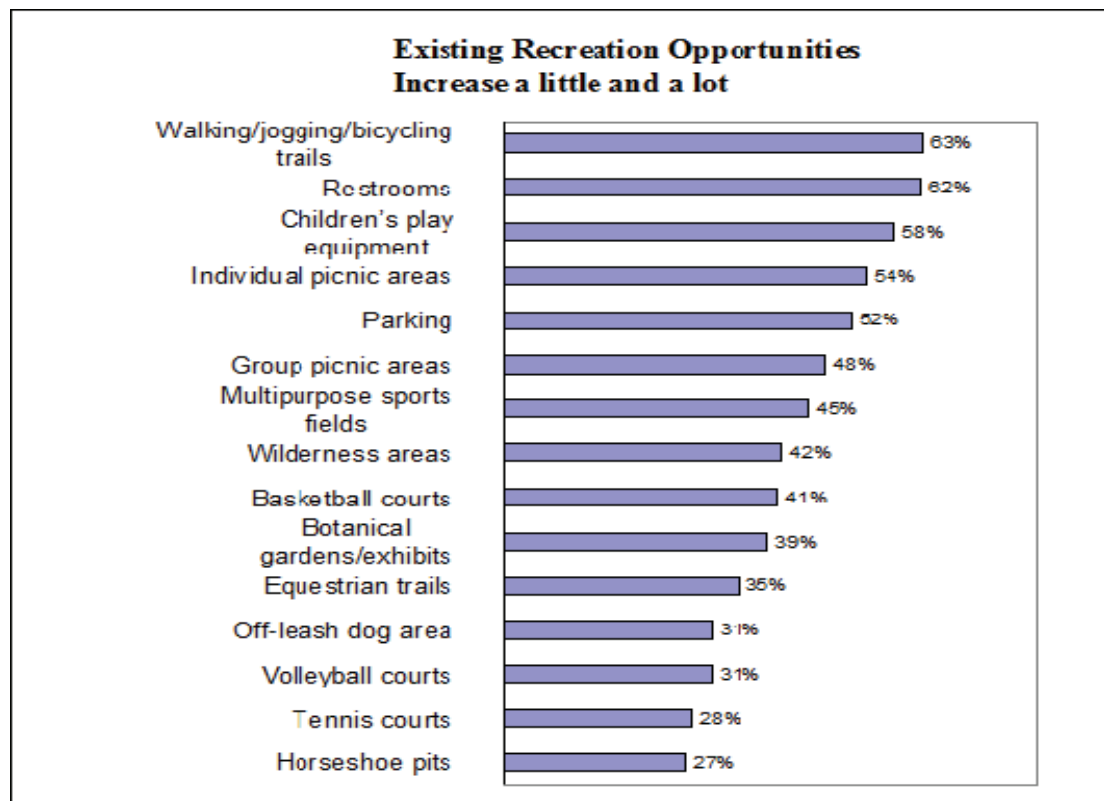
The survey found that for the recreation opportunities currently provided, people wanted more walking trails, park restrooms, playgrounds, picnic areas, parking and sports fields. When asked what new recreation facilities they want most respondents favored a community recreation center, swimming pool, amphitheater and skate park.

The Master Plan includes all the facilities that ranked high in the survey as well as many lower on the list of facilities.

### Existing Recreation Opportunities

**Question 1: Existing Recreation Opportunities.** Please indicate whether each of the following recreation opportunities and facilities should be reduced, remain the same, or be increased.

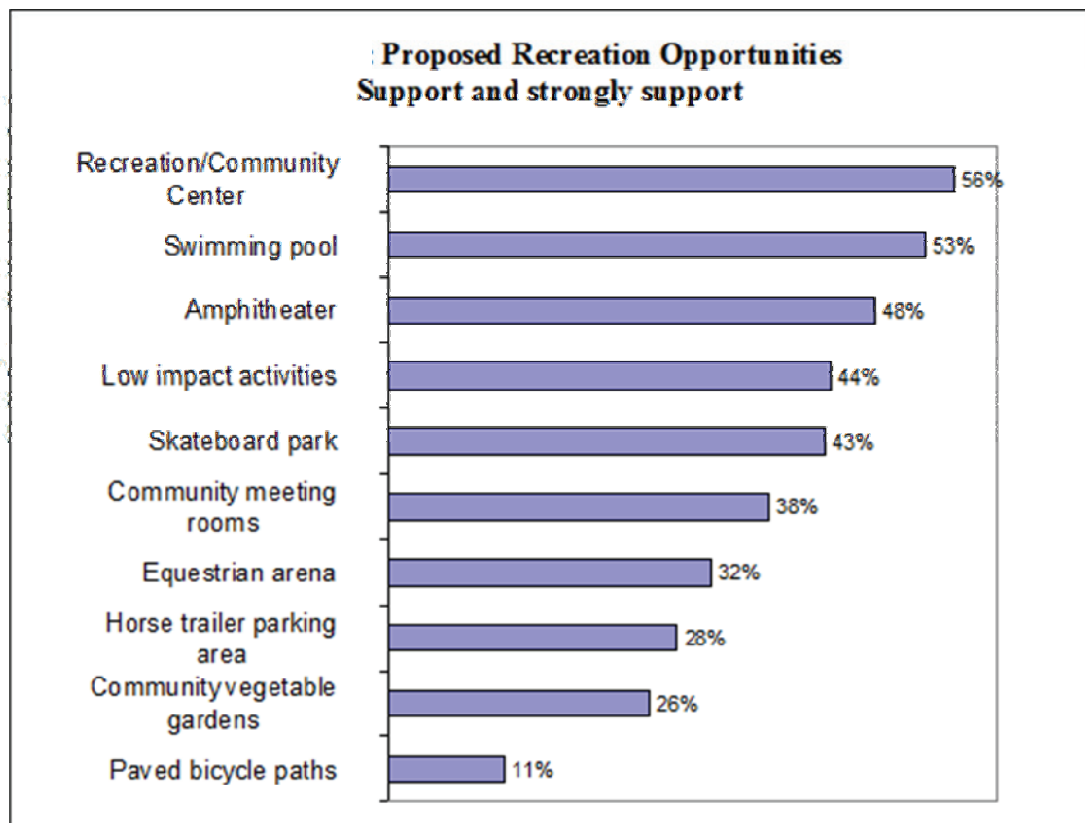
Existing Recreation Opportunities	Reduce	Remain the same	Increase a little	Increase a lot
Walking/jogging/bicycling trails	3%	35%	35%	27%
Restrooms	1%	36%	49%	13%
Children's play equipment	3%	38%	43%	15%
Individual picnic areas	3%	43%	43%	12%
Parking	2%	46%	39%	12%
Group picnic areas	3%	49%	40%	8%
Multipurpose sports fields	4%	51%	28%	17%
Wilderness areas	10%	49%	21%	20%
Basketball courts	4%	55%	30%	11%
Botanical gardens/exhibits	11%	50%	26%	14%
Equestrian trails	15%	50%	22%	13%
Off-leash dog area	15%	54%	19%	12%
Volleyball courts	6%	63%	26%	5%
Tennis courts	6%	66%	22%	6%
Horseshoe pits	8%	65%	23%	4%



### Proposed Recreation Opportunities

**Question 2: Proposed Recreation Opportunities.** Please indicate your level of support for the following proposed recreation opportunities and facilities.

Proposed Recreation Opportunities	Strongly Oppose	Oppose	Neutral	Support	Strongly Support
Recreation Community Center (gym, meeting rooms, kitchen, etc.)	8%	12%	24%	31%	25%
Swimming pool	11%	14%	22%	28%	25%
Amphitheater for outdoor performing arts	10%	13%	29%	31%	17%
Low impact activities (shuffleboard, lawn bowling, etc.)	7%	7%	44%	34%	9%
Skateboard park	18%	13%	27%	28%	14%
Community meeting rooms	9%	15%	37%	30%	9%
Equestrian arena (no rodeos or commercial events)	15%	19%	34%	21%	11%
Horse trailer parking area	17%	17%	38%	19%	10%
Community vegetable gardens	13%	20%	42%	18%	7%
Paved bicycle paths	4%	54%	31%	11%	0%



### **1.3 Public Workshops**

Four Public workshops were conducted in two sets, one set at the initial stage and later to review the Conceptual Park Alternatives. Workshops one and two included an exercise to let groups of participants draw ideas on a park plan. The facilities with the highest degree of consensus included:

- Preserve existing park facilities
- Preserve existing oaks and open space
- Retain existing multi-use trails
- New community center / recreation building
- Additional sports fields
- Multi-use path around park perimeter
- Equestrian staging area and multi-use arena
- Enhance safety at both park entrances

The second set of workshops presented three alternative park designs. These conceptual alternatives include a range of park development intensities as well as options for the locations of some key elements. The workshop participants did not arrive at a full consensus as to the level of development or precise locations for some elements, however most participants favored Scheme 1.

### **1.4 Conceptual Alternative Plans**

The three Conceptual Alternative Plans were presented to the Nipomo Community Advisory Council (now the South County Advisory Committee, SCAC) in July 2004. At the meeting the Council took public testimony from about thirty persons before an audience of about 120 people. The SCAC recommended that the County proceed with the environmental (CEQA) review for Scheme 1 with the understanding that: 1) Scheme 1 represented the highest utilization of the park, 2) the CEQA document would analyze an alternative location for the community center on the Tefft Street frontage, and 3) the community would have an opportunity for more input upon completion of the CEQA document.

## **1.5 Environmental Review of Master Plan and Alternatives**

In 2008, a Program Environmental Impact Report (PEIR) was initiated to assess the environmental impacts associated with the development of the Master Plan and was completed in 2012. This PEIR is an informational document that was used by the general public and governmental agencies to review and evaluate the Master Plan. This PEIR was prepared in accordance with State and County of San Luis Obispo (County) administrative guidelines established to comply with the California Environmental Quality Act (CEQA). No significant and unavoidable impacts were identified with the Master Plan or any of the alternatives identified in the PEIR. Some potential impacts were identified with the Master Plan and mitigation measures are identified to decrease the severity of those impacts to less than significant levels.

County Parks is responsible for implementation of the Master Plan and the related mitigation measures and monitoring that are called out in the PEIR. Appropriate milestones are identified to ensure proper timing of mitigation and verification that the measures are implemented. These mitigation and monitoring requirements are incorporated into this Master Plan document and are listed in appendix B.

## **2 - Master Plan Project Description**

### **2.1 Proposed Park Facilities**

The Master Plan presented here is a refinement of the preferred Scheme 1 alternative, as revised in 2009. The Master Plan includes approximately 15.96-acres of new recreational uses within the NCP area, 3.96-acres of new open play area (turf), and 7.57-acres of new infrastructure. Approximately 27.5-acres of existing undeveloped area are to be converted to accommodate these new uses. The project includes the expansion of the following existing uses: 4,000-square foot expansion of the library near West Tefft Street; an additional 8,276-square feet of playground, including a play structure and open play area near Osage Street and Camino Caballo; 19,000-square foot expansion of the off leash dog park; an additional 14,400 square feet of tennis courts; an additional 3-acres of paved and unpaved trails/walkways including a separate equestrian trail; restoration of spur trails; an additional 4-acres of open play area (turf). In addition, the Master Plan includes an additional 10-acres of multi-use sports fields. The type of sports to be accommodated will be determined at the time the need for added fields arises. The fields will be lighted.

New amenities include: a skate park or community pool (10,000 square feet) near West Tefft Street; and a 5,227-square foot amphitheater. Additional

## Exhibit A

### *Nipomo Community Park Master Plan*

new facilities will be located near the center of the park, including: (gazebo/informal stage); basketball courts (10,000 square feet); handball courts (4,000 square feet); and horseshoe pits (1,800 square feet). A paved walkway (11,280 square feet) is proposed along Osage Street. The Master Plan includes a 36,000-square foot community center/gymnasium to be located within the park. Table 2.1 lists all the existing and proposed Master Plan facilities and their approximate respective land areas, and Appendix A shows the location of each of these project components. The balance of the site is to be substantially left undeveloped.

The oak woodland in the northern end of the park would remain natural. The existing unimproved horse trails in that area would remain as they are now while adding additional trails along the perimeter of the park.

The Master Plan identifies an area for multi-use sports fields. This area is viewed as a long-term holding area for active sports fields. The maximum intensity of use would be six youth soccer fields.

Street improvements to widen Osage Street to 32-feet paved with a four foot adjoining pedestrian path are shown on the Master Plan. This path will link to the park path system creating a loop around the park. Two new park entrances are part of this Master Plan. A new entrance along Pomeroy Road that lines up with Juniper Street, includes a traffic signal, will be built. The second entrance is along West Tefft Street aligned with the existing traffic signal at Orchard Street.



Exhibit A

Nipomo Community Park Master Plan

Table 2.1 Existing and Proposed Facilities

<b>Facilities</b>	<b>Existing (sf)</b>	<b>Proposed (sf)</b>	<b>Total (sf)</b>
<b>Recreation Facilities</b>			
Amphitheaters	0	5,227	5,227
Basketball Courts	0	10,000	10,000
Playgrounds	6,534	8,276	14,810
Community Center	0	36,000	36,000
Dog Parks	31,988	19,000	50,988
Group Picnic Areas	9,433	0	9,433
Handball Courts	0	4,000	4,000
Horseshoe Pits	0	1,800	1,800
Skate Park	0	10,000	10,000
Sports Fields (Turf)	231,633	439,520	671,153
Swimming Pool/Deck	0	8,400	8,400
Tennis Courts	26,404	14,400	40,804
Multi-use Trails & Walkways	50,724	127,373	178,097
Osage Street Walkway	0	11,280	11,280
Volleyball Court	0	0	0
<b>Open Space</b>			
Open Space (undeveloped)	5,689,881	-1,113,510	4,576,371
Open Play Area (Turf)	399,805	172,498	572,303
Trails (dirt/unpaved)	190,200	-84,276	105,924
<b>Infrastructure</b>			
Basins	54,900	108,900	163,800
Library Building	7,134	4,000	11,134
Parking Spaces	325	422	747
Pre-school	4,050	0	4,050
Two Host Sites	1,284	0	1,284
Restrooms/Maintenance	3,155	1,490	4,645
Roads	89,036	32,234	121,270

## 2.2 Park Programs and Operational Activities

In addition to the proposed facilities shown on the Master Plan map and on Table 2.1, the following activities and facilities are part of the project description for the Master Plan:

- Removal of diseased trees and replacement tree planting program.
- Utility infrastructure additions and maintenance.
- Cellular communication repeater station.

The Tree Replacement Program is needed because many of the existing park trees are Monterey Pines (*Pinus radiata*) which are highly susceptible to devastating disease. Trees need to be evaluated and removed and replaced on a regular, planned basis. Replacement trees need not await a removal to be installed. The Tree Replacement Program will be developed as a basis to fund regular removal and planting. The Program will identify suitable replacement trees. Examples of suitable park trees are California Live Oak, California Sycamore, California Pepper, Coast Redwood and Monterey Cypress.

## 3- Master Plan Implementation

### 3.1 Project Phasing

The Master Plan does not establish a phasing plan. The timing and type and facilities to be implemented will depend on available funding, extent of infrastructure needed, expense of off-site improvements such as traffic signals and other mitigation measures.

### 3.2 Additional Design Process and Community Input

Prior to construction of the community center, skate park, pool and sports fields, additional design and community input will be required. Without definitive design concepts for these proposed park facilities within the Master Plan, the potential exists for site amenities to contrast with the surrounding environment due to inappropriate scale, form, location, materials, colors, and other design factors. Prior to implementation of these Master Plan elements, comprehensive designs shall be developed in conjunction with community input and shall support the stated Master Plan goal that “park amenities be aesthetically consistent with the rural regional character of Nipomo”. For park improvements located along West Tefft Street, the design shall be compatible with the West Tefft Corridor Design Plan. Community input will consist of a minimum of at least one public

input meeting in the community per major park facility proposed along with an additional opportunity for public input at a Parks and Recreation Commission meeting. Additional environmental review may be required depending on the ultimate design of these components.

### **3.3 Master Plan Amendment**

The Master Plan is intended to guide development of the park to an envisioned “build out” 20-years in the future. While the purpose of a Master Plan is to guide decisions over the next 20-years, it is recognized that as time passes community needs and priorities may change and the Master Plan may need updating and revising.

The Master Plan may be amended at any point along the way if new ideas or pressing needs warrant a change in the Master Plan. The process for amending the Master Plan would involve community workshop(s), review and recommendation by the County Parks and Recreation Commission, and approval by the Board of Supervisors. There may be opportunity to replace a Master Plan element(s) with similar uses that may not require an amendment to the Master Plan. For example, replacing the proposed horse shoe area with a Bocce ball court would not require amending the Master Plan because these facilities are similar in size, use and impact.

# Exhibit A

## Nipomo Community Park Master Plan

### Appendix A- Nipomo Community Park Master Plan Map



Appendix B-  
Nipomo Community Park Master Plan Implementation Plan

The County was required by California Environmental Quality Act (CEQA) to complete an Environmental Document for this Master Plan. An Environmental Impact Report was completed as part of the Master Plan review process. The Environmental Impact Report includes a Mitigation, Monitoring, and Reporting Plan (MMRP), which is incorporated herein by reference. The County is responsible for verifying and enforcing mitigation measures on County Parks' projects because the County is both the Lead Agency and the project proponent.

In order to ensure the County and public have a clear understanding of how the MMRP relates to implementation of the Master Plan, the County has prepared this Implementation Plan, which clearly identifies each component of the Master Plan, which mitigation measures are applicable to specific actions, and how public involvement would be conducted for each action. All of the components of the MMRP are included below as part of this Implementation Plan.

<p><b>Grading of over 50 cubic yards</b></p>	<p>(AES mm-5) Mature trees shall be saved to the greatest extent possible. Tree protection measures shall be implemented which include at a minimum the following:</p> <ul style="list-style-type: none"> <li>a. All mature trees in the vicinity of development shall be identified on preliminary site plans and final design plans.</li> <li>b. A tree preservation plan shall be prepared to be used as guidance throughout the life of the project.</li> <li>c. Project elements shall be sited to avoid existing trees to the greatest extent feasible.</li> <li>d. Earthwork shall be minimized in the vicinity of existing trees to the greatest extent feasible.</li> <li>e. Tree wells and slope-warping shall be used where appropriate to avoid impacts to root systems.</li> </ul> <p>(AQ/mm-1) Prior to initiation of construction, the General Services Agency shall ensure that all required PM<sub>10</sub> measures are shown on applicable grading or construction plans. In addition, the General Services Agency shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the SLOAPCD prior to construction. PM<sub>10</sub> measures shall include:</p> <ul style="list-style-type: none"> <li>a. Reduce the amount of the disturbed area where possible;</li> <li>b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 miles per hour (mph). Reclaimed (nonpotable) water should be used whenever possible;</li> <li>c. All dirt stock-pile areas should be sprayed daily as needed;</li> <li>d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;</li> <li>e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established;</li> <li>f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the SLOAPCD;</li> <li>g. All roadways, parking areas, and pathways to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;</li> </ul>
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<p><b>Grading of over 50 cubic yards (con't)</b></p>	<ul style="list-style-type: none"> <li>h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;</li> <li>i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114.</li> <li>j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;</li> <li>k. Sweep streets at the end of each day if visible soil material is carried on to adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;</li> <li>l. The General Services Agency shall designate a person or persons to monitor the fugitive dust emission and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emission below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the SLOAPCD Compliance Division prior to the start of any grading, earthwork, or demolition.</li> </ul> <p>(AQ/mm-3) Prior to initiation of construction, the General Services Agency shall ensure that all idling restrictions are shown on applicable grading and construction plans:</p> <ul style="list-style-type: none"> <li>a. Staging and queuing areas shall not be located within 1,000 feet of offsite sensitive receptors;</li> <li>b. Diesel idling within 1,000 feet of sensitive receptors is not permitted (i.e., the operators shall turn the equipment off when there is a break in the work that the equipment is accomplishing);</li> <li>c. Use of alternative fueled equipment is recommended whenever possible; and,</li> <li>d. Signs that specify the no idling requirements must be posted and enforced at the construction site.</li> </ul> <p>(AQ/mm-4) If demolition is needed: Prior to removal or demolition of any buildings or utility pipes, the General Services Agency shall provide evidence they have contacted SLOAPCD to determine: a) what regulatory jurisdictions apply to the proposed demolition, such as the National Emission Standard for Hazardous Air Pollutants (NESHAP; 40 Code of Federal Regulations [CFR] 61, Subpart M – Asbestos); b) District notification requirements; c) the need for an asbestos survey conducted by Certified Asbestos Inspector; and d) applicable removal and disposal requirements of the asbestos-containing material.</p>
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<p><b>Grading of over 50 cubic yards (con't)</b></p>	<p>(AQ/mm-5) Prior to initiation of construction, the General Services Agency shall conduct a geologic analysis to ensure the presence/absence of serpentine rock onsite. The geologic analysis shall identify if naturally occurring asbestos is contained within the serpentine rock onsite; and, if found, the applicant must comply with all requirements outlined in the Asbestos Airborne Toxic Control Measures (ATCM). In addition, the applicants shall work with the SLOAPCD to prepare a SLOAPCD-approved Asbestos Health and Safety Program and an Asbestos Dust Control Plan prior to development plan approval.</p> <p>(BR/mm-10) Prior to site disturbance and grading activities near oak trees, the General Services Agency shall prepare an Oak Tree Inventory, Avoidance, and Protection Plan as outlined herein. The plan shall be reviewed by a County-approved biologist and/or arborist, and shall include the following items:</p> <ol style="list-style-type: none"> <li>a. Comprehensive Oak Tree Inventory. This shall include the following information: <ol style="list-style-type: none"> <li>1. An inventory of all oak trees at least five inches in diameter at breast height within 50 feet of all proposed impact areas. All inventoried trees shall be shown on plans. The species, diameter at breast height, location, and condition of these trees shall be documented in data tables.</li> <li>2. Identification of trees that will be retained, removed, or impacted. This information shall be shown on plans and cross-referenced to data tables described in item a.</li> <li>3. The location of proposed structures, utilities, driveways, grading, retaining walls, outbuildings, water and wastewater facilities, and impervious surfaces shall be shown on maps. The applicant shall clearly delineate the building sites/building control lines containing these features on the project plans.</li> </ol> </li> <li>b. Oak Tree Avoidance Measures. Grading and development within proposed project shall avoid the removal of oak trees to the maximum extent possible. Such activities shall minimize potential disturbance to oaks and their associated root zones to the maximum extent possible.</li> <li>c. Oak Tree Protection Guidelines. Tree protection guidelines and a root protection zone shall be established and implemented for each tree to be retained that occurs within 50 feet of impact areas. The following guidelines shall be included: <ol style="list-style-type: none"> <li>1. A qualified arborist shall determine the critical root zone for each retained tree on a case-by-case basis, based upon tree species, age, and size. This area is generally defined as 1.0 to 1.5 times the distance from the tree base of the average measurement taken from the tree base to the edge of the canopy/dripline. At a minimum, the critical root zone shall be the distance from the trunk to the drip line of the tree.</li> </ol> </li> </ol>
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*Nipomo Community Park Master Plan*

**(con't)**

2. All trees to remain within 50 feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface. The project arborist shall approve any work within the root protection zone.

3. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless “establishing” new tree or native compatible plants for up to seven years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).

4. The County shall minimize trimming of oak trees to remain onsite. Removal of larger lower branches should be minimized to:

- 1) avoid making tree top heavy and more susceptible to “blow-overs,”
- 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation,
- 3) retain wildlife habitat values associated with the lower branches,
- 4) retain shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers), and
- 5) retain the natural shape of the tree.

The amount of trimming (roots or canopy) done in any one season shall be limited as much as possible to reduce tree stress/shock (10% or less is best, 25% maximum). If trimming is necessary, the applicant shall use a certified arborist when removing limbs. Unless a hazardous or unsafe situation exists, major trimming shall be done only during the summer months.

(BR/mm-11) Removal of vegetation and pruning of trees shall be conducted in the fall and winter (between September 1 and February 28), if possible, after fledging and before the initiation of avian breeding activities. If construction activities are scheduled to occur during the typical bird nesting season (from March 1 to August 31) a qualified biologist shall be retained to conduct a pre-construction survey (approximately one week prior to construction) to determine presence/absence for tree and ground nesting birds. If no nesting activities are detected within the proposed work area, noise-producing construction activities may proceed and no further mitigation is required. If nesting activity is confirmed during pre-construction nesting surveys or at any time during the monitoring of construction activities, work activities shall be delayed within 300 feet (500 feet if raptors) of active nests until the young birds have fledged and left the nest. In addition, the results of the surveys shall be passed immediately to the CDFG and the County, possibly with recommendations for buffer zone

## Grading of over 50 cubic yards (con't)

# Exhibit A

## Nipomo Community Park Master Plan

<p><b>Grading of over 50 cubic yards (con't)</b></p>	<p>changes, as needed, around individual nests. Tree removal in riparian zones shall be monitored and documented by the biological monitor regardless of time of year.</p> <p>(BR/mm-12) If tree removal occurs between September 1 and March 1, within seven days of ground disturbance or tree removal/trimming activities, a survey for wintering raptors shall be conducted. If surveys do not locate wintering raptors, construction activities may be conducted. If wintering raptors are located, construction activities shall observe a 500-foot buffer for the wintering location(s). A pre-construction survey report shall be submitted to the County Environmental Coordinator immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements.</p> <p>(BR/mm-13) Within two weeks prior to tree removal, a qualified biologist shall conduct a pre-construction survey for pallid bat and/or other roosting bats. If bats are not found, tree removal can proceed. If bats are observed, bat exclusion measures shall be instituted prior to disturbance. If maternal bat colonies are found they shall not be disturbed until young bats have left the site. Subsequently bat exclusion measures shall be instituted prior to disturbance.</p> <p>(CR/mm-4) In the event archeological resources are unearthed or discovered during any construction activities, the following standards apply:</p> <ol style="list-style-type: none"> <li>Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.</li> <li>In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.</li> </ol> <p>(GSD/mm-2) Prior to initiation of construction, the General Services Agency shall prepare a site-specific erosion and sedimentation control plan. The plan shall include measures addressing short-term, construction related effects, and long-term soil stabilization. Grading and construction shall be conducted during the dry season (April through September) if possible. In the event grading occurs during the wet season (October through April), the following measures shall be incorporated into applicable grading and construction plans, and implemented prior to ground disturbance:</p> <ol style="list-style-type: none"> <li>Incorporate the use of silt fences, straw bales, perimeter ditches, water bars, temporary culverts and swales, sediment traps, minimal grading concepts, and similar techniques appropriate for the site.</li> <li>Erosion and sediment transport control structures shall be in</li> </ol>
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# Exhibit A

## Nipomo Community Park Master Plan

<p><b>Grading of over 50 cubic yards (con't)</b></p>	<p>place prior to the onset of seasonal rains.</p> <p>c. Restoration and re-vegetation of graded areas and unprotected slopes shall be completed as soon as possible following site disturbance.</p> <p>(GSD/mm-3) Prior to implementation of the first phase of the Master Plan, the General Services Agency shall prepare a stormwater drainage plan in consultation with Public Works, for inclusion in the Master Plan. The plan shall include a schedule for regular maintenance checks, and incorporate additional improvements to existing facilities, including the installation of trash gates on drainage pipes, interception and dissipation of stormwater flow from impervious surfaces, and installation of storm drain inlets and engineered drainage courses.</p> <p>(HM/mm-1) Prior to initiation of construction, the General Services Agency shall ensure that all required BMPs are shown on applicable grading or construction plans. In addition, the General Services Agency shall designate personnel to insure compliance and monitor the effectiveness of the required BMPs, which shall include:</p> <ol style="list-style-type: none"> <li>Prior to construction, staging and refueling areas shall be designated on applicable plans.</li> <li>Equipment refueling shall be done in non-sensitive areas at least 100 feet from any residence, school, and library, and such that any spills can be easily and quickly contained and cleaned up. Any necessary remedial work shall be done immediately to avoid surface or ground water contamination.</li> <li>Prior to commencement of grading/construction activities, the County shall ensure that a plan is in place for prompt and effective response to any accidental spills. All workers will be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur.</li> </ol> <p>(WAT/mm-1) During any project resulting in ground disturbance, the General Services Agency shall ensure that BMPs are included on all grading and construction plans, and implemented during grading and construction activities as suggested by the County LUO. BMPs shall include, but not be limited to, the following:</p> <ol style="list-style-type: none"> <li>Staking or flagging of grading footprint to minimize the area of disturbance;</li> <li>Designation of staging areas, including equipment and materials storage;</li> <li>Fueling of major equipment shall not occur on-site due to nearby sensitive receptors;</li> <li>Erosion control barriers shall be applied, such as silt fences, hay bales, drain inlet protection, and gravel bags;</li> <li>Existing vegetation shall be preserved to the maximum extent feasible;</li> </ol>
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<p><b>Grading of over 50 cubic yards (con't)</b></p>	<p>f. Disturbed areas shall be stabilized with vegetation or hard surface treatments upon completion of construction in any specific area.</p> <p>g. All inactive disturbed soil areas are required to be stabilized with both sediment and temporary erosion control prior to the onset of the rainy season (October 15 to April 15).</p> <p>(WAT/mm-2) Prior to major grading (ground disturbance exceeding one acre), the General Services Agency shall prepare and submit a SWPPP to the RWQCB for review and approval. A copy of the plan shall be on-site during all major grading and construction activities.</p> <p>(WAT/mm-3) Prior to construction of drainage infrastructure, the General Services Agency, in consultation with Public Works, shall prepare drainage plans incorporating BMPs and LID strategies suggested by the County LUO to minimize stormwater flow rates and off-site transport of pollutants, including sediment, hydrocarbons, and equestrian waste. BMPs may include, but not be limited to:</p> <ol style="list-style-type: none"> <li>Minimize parking area by incorporating striped and painted “compact-vehicle” spaces.</li> <li>Incorporate grassed swales in lieu of paved curbs and gutters.</li> <li>Incorporate the use of alternative pavers, including gravel, cobbles, wood mulch, brick, grass pavers, turf blocks, natural stone, pervious concrete, and porous asphalt.</li> <li>Construct bio-retention areas (or raingardens) near parking areas and access roads.</li> <li>Incorporate the use of swales to convey stormwater into retention basins (i.e., grassed channel, dry swale, wet swale, biofilter, or bioswale).</li> <li>Incorporate the use of infiltration basins in lieu of conventional detention or retention basins.</li> <li>Install cisterns or rainbarrels near structures (i.e., library, community center, restrooms) to collect and filter stormwater from roofs and gutters and re-use for nearby landscaping.</li> </ol>
<p><b>Amphitheaters</b></p>	<p>(AES/mm-7) Prior to implementation of the Master Plan, lighting plans shall be prepared, subject to review and approval by the County Environmental Coordinator, that are consistent with the following:</p> <ol style="list-style-type: none"> <li>The point source of all recreational and exterior lighting shall be shielded from off-site views.</li> <li>All required security lights shall utilize motion detector activation where feasible.</li> <li>Light trespass from recreational and exterior lights shall be minimized by directing light downward and utilizing full cut-off fixtures or shields.</li> </ol> <p>(GSD/mm-1) Prior to initiation of each phase of development for major amenities requiring structural improvements and/or major grading (i.e., sports fields, parking, amphitheater(s), playgrounds, restrooms, pre-school and administration building, gymnasium, recreation center, pool, skate park, and courts), and as required by the County Environmental</p>

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<p><b>Amphitheaters (con't)</b></p>	<p>Coordinator, the General Services Agency shall prepare project-specific geo-technical reports. The reports shall investigate subsurface conditions within areas proposed for structural development and the findings and recommendations shall be incorporated into grading and construction plans, as appropriate.</p> <p>(HM/mm-2) Prior to initiation of ground disturbance or construction within 400 feet of the edge of West Tefft Street, within the Nipomo Community Park, the General Services Agency shall ensure compliance with the following measures:</p> <ol style="list-style-type: none"> <li>Upon identification of a structure footprint or area of disturbance, exploratory trenches or borings shall be excavated to determine the presence or absence of dumped materials. Samples of the debris and soil shall be collected for laboratory analysis to evaluate whether the materials present any health or environmental concerns.</li> <li>Soil gas testing shall be conducted in and around any proposed building footprint to determine whether landfill gas is present, and whether it could accumulate in the finished building. Depending on the results of the soil gas testing, it may be necessary to incorporate design features that will prevent gas accumulation. Measures may include controlling the gas pressure (i.e., passive or active venting to reduce gas concentrations under the structure, venting around the perimeter of the structure, and crawl- space venting); eliminating available entry pathways or leaks (i.e., improving plumbing and caulking to reduce cracks and gaps will reduce entry pathways, install a low-permeability liner around the underground portion of the structure); and, installation of a landfill gas monitoring system.</li> <li>Prior to removal or relocation, soil and debris shall be tested for contaminants of potential concern to identify disposal or placement restrictions. Testing shall include analysis for metals, long-chain (semi-volatile) hydrocarbons, and semi-volatile organic compounds. Additional testing may be required depending on the specific nature of the materials to be removed from the site.</li> </ol> <p>(PSU/mm-1) While in the planning stages for development of any facility proposed in the Park Master Plan, and prior to any site disturbance activities related to development of such facilities, the General Services Agency shall coordinate with the Sheriff's Department for implementation of design strategies and safety measures to prevent and reduce crime, including "Crime Prevention through Environmental Design" standards and "Lighting and Lighting Systems" guidelines, including the following:</p> <ol style="list-style-type: none"> <li>After-hours access points to the park and community center should be protected with adequate security. As admission is necessary for emergency personnel, combinations to locks/lockboxes should be provided to Sheriff's Department Dispatch;</li> <li>Visible signage with hours of operation and any type of</li> </ol>
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<p><b>Amphitheaters (con't)</b></p>	<p>regulations should be strategically placed throughout the park, and properly maintained;</p> <ul style="list-style-type: none"> <li>c. Proper illumination should be provided inside structures, exterior doors, designated parking areas, entry and walkways to deter property crime and provide increased personal safety. Lights should be on timers, and a manual overrides should be available in case of a greater need for light. Proper care should be taken to ensure exterior lighting is properly shielded to prevent illumination that would affect the ambient level of light in the nighttime sky;</li> <li>d. County Parks shall provide the Sheriff's Department with accurate information indicating what park employees have access to which areas of any structures or access points;</li> <li>e. During construction periods of any significant proposed park facility or amenity, the construction site shall be temporarily fenced off, with signage indicating that the area is off limits to the general public;</li> <li>f. All construction equipment shall be secured at the site after hours, with a complete recorded inventory kept on file;</li> <li>g. Adequate lighting of the construction areas shall be implemented;</li> <li>h. Special care should be taken to avoid creating "hiding places" in alcoves or entry areas;</li> <li>i. Facility design should facilitate a clear view of the exterior of structures from the interior, and vice versa, to allow increased observation of any suspicious activity in either location;</li> <li>j. Sufficient lighting should be installed on the exterior and interior of any structures; and,</li> <li>k. All exterior doors should meet all safety requirements, should be solid core, and have adequate locks.</li> </ul> <p>(TR/mm-2) Upon development of high-traffic generating uses, including tennis courts, sports fields, amphitheater, and community center, a during periodic review of the Nipomo Community Park Master Plan, the General Services Agency shall re-assess the project's effect on the US 101/West Tefft Street interchange.</p> <ul style="list-style-type: none"> <li>a. In the event the project would have a significant traffic impact, the County shall adopt Transportation Demand Management (TDM) measures for implementation, as necessary, during peak times (Monday through Friday, 4:00 – 6:00 pm) including, but not be limited to: requiring reservation for specific uses, staggered scheduling of starting times for the sports fields, and limiting the size of community center events.</li> <li>b. County Parks shall coordinate with County Public Works to determine the appropriate South County Road Improvement Fee Area 1 fees at the time development is proposed. In the event South County Road Improvement Fee Area 1 fees are determined to be appropriate by Public Works in accordance with Title 13.01 of the County Code, the General Services Agency shall provide the fees prior to development of high-traffic generating uses (i.e., tennis courts, sports fields, amphitheater, and community center).</li> </ul>
<p><b>Amphitheaters (con't)</b></p>	



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<b>Basketball Courts</b>	<p>(AES/mm-7) Prior to implementation of the Master Plan, lighting plans shall be prepared, subject to review and approval by the County Environmental Coordinator, that are consistent with the following:</p> <ol style="list-style-type: none"> <li>The point source of all recreational and exterior lighting shall be shielded from off-site views.</li> <li>All required security lights shall utilize motion detector activation where feasible.</li> <li>Light trespass from recreational and exterior lights shall be minimized by directing light downward and utilizing full cut-off fixtures or shields.</li> </ol> <p>(GSD/mm-1) Prior to initiation of each phase of development for major amenities requiring structural improvements and/or major grading (i.e., sports fields, parking, amphitheater(s), playgrounds, restrooms, pre-school and administration building, gymnasium, recreation center, pool, skate park, and courts), and as required by the County Environmental Coordinator, the General Services Agency shall prepare project-specific geo-technical reports. The reports shall investigate subsurface conditions within areas proposed for structural development and the findings and recommendations shall be incorporated into grading and construction plans, as appropriate.</p>
<b>Community Center/ Gym/ Recreation Center</b>	<p>Prior to completion of the final site plans and architectural plans, the County shall hold an advertised public meeting in the community of Nipomo to hear and consider community input on the design elements of the community center/gym/recreation center.</p> <p>Prior to completion of the final site plans and architectural plans of the community center/gym/recreation center the County shall present the plans review and public comment at a County Parks and Recreation Commission meeting.</p> <p>(AES/mm-1) Prior to approval of the final design and development plan, site plans and architectural plans shall be submitted showing the community center and gymnasium a minimum distance of 150 feet from the existing park road.</p> <p>(AES/mm-3) Prior to approval of the final design and development plan for the community center and gymnasium, architectural plans of the community center and gymnasium shall be submitted showing the following:</p> <ol style="list-style-type: none"> <li>All facades should emphasize three-dimensional articulation to provide vertical, horizontal, and depth relief.</li> <li>The architectural style shall be consistent with the Design Guidelines described in mitigation measure AES/mm-2.</li> <li>Roofs should be varied and lessen the buildings' apparent</li> </ol>

<p><b>Community Center/ Gym/ Recreation Center</b></p>	<p>height and mass.</p> <ul style="list-style-type: none"> <li>d. Roof materials and colors shall complement the building's architectural style.</li> <li>e. Roof-mounted equipment shall be screened to not be visible from public areas at the ground level and areas at higher elevations.</li> <li>f. Building colors and materials shall be visually compatible with the area.</li> </ul> <p>(AES/mm-4) Prior to approval of the final design and development plan for the community center and gymnasium, landscape plans shall be submitted for review and approval. The plan shall be developed and signed by a licensed landscape architect and shall include the following:</p> <ul style="list-style-type: none"> <li>a. Screen planting along the north, south and east sides of the community center and gymnasium buildings.</li> <li>b. Screen planting shall reduce the visual scale of the buildings and visually blend the buildings with the natural setting.</li> <li>c. Planting shall visually screen a minimum of 50% of the community center and gymnasium buildings within seven years after construction.</li> </ul> <p>(AES/mm-7) Prior to implementation of the Master Plan, lighting plans shall be prepared, subject to review and approval by the County Environmental Coordinator , that are consistent with the following:</p> <ul style="list-style-type: none"> <li>a. The point source of all recreational and exterior lighting shall be shielded from off-site views.</li> <li>b. All required security lights shall utilize motion detector activation where feasible.</li> <li>c. Light trespass from recreational and exterior lights shall be minimized by directing light downward and utilizing full cut-off fixtures or shields.</li> </ul> <p>(AQ/mm-2) Prior to construction the following measures (or similar measures meeting the intent of energy efficiency) shall be incorporated into the building and landscaping plans to the maximum extent feasible:</p> <ul style="list-style-type: none"> <li>a. Plan for a transit stop and associated amenities (i.e., covered turnout, direct pedestrian access, covered bench, smart signage, route information displays, and lighting);</li> <li>b. Incorporate outdoor electrical outlets to encourage the use of electric appliances and tools.</li> <li>a. Trusses for south-facing portions of roofs shall be designed to handle dead weight loads of standard solar photovoltaic panels. Roof design shall include sufficient south-facing roof surface, based on structures size and use, to accommodate adequate solar panels. For south-facing roof pitches, the</li> </ul>
<p><b>Community Center/ Gym/</b></p>	



<b>Recreation Center</b>	<p>closest standard roof pitch to the ideal average solar exposure shall be used.</p> <ul style="list-style-type: none"> <li>b. Increase the building energy rating by 20% above Title 24 (2011) requirements. Measures used to reach the 20% rating cannot be double counted.</li> <li>c. Plant drought tolerant, native deciduous shade trees along southern exposures of buildings to reduce energy use to cool buildings in summer and allow for solar warming in the winter. Maintain trees for the life of the project.</li> <li>d. Utilize green building materials that are resource efficient, recycled, sustainable, and available locally if feasible.</li> <li>e. Install high efficiency heating and cooling systems.</li> <li>f. Orient building to be aligned north/south to reduce energy used to cool buildings in the summer.</li> <li>g. Design building to include roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows.</li> <li>h. Utilize high efficiency gas or solar water heaters, and energy efficient appliances.</li> <li>i. Utilize double paned windows.</li> <li>j. Utilize low energy exterior lighting.</li> <li>k. Utilize low energy efficient interior lighting.</li> <li>l. Utilize low energy traffic signals (i.e., light emitting diode).</li> <li>m. Install door sweeps and weather stripping if more efficient doors and windows are not available.</li> <li>n. Install energy-reducing programmable thermostats.</li> <li>o. Use roofing material with a solar reflectance values meeting the U.S. Environmental Protection Agency (EPA)/Department of Energy (DOE) Energy Star® rating to reduce summer cooling needs.</li> <li>p. Use native plants that do not require supplemental watering once established and are low ROG emitting.</li> <li>q. Provide and require the use of battery powered or electric landscape and turf maintenance equipment.</li> <li>r. Use clean engine technologies (e.g., alternative fuel, electrification) engines that are not subject to regulations.</li> <li>s. Provide valet bicycle parking at community event centers, as feasible.</li> </ul>
<b>Community Center/ Gym/ Recreation Center</b>	<p>(BR/mm-3) A biological monitor qualified to capture and move legless lizards and coast horned lizards shall be present during all initial ground-disturbing activities, such as grading, excavation and vegetation removal. Improvements within the existing park infrastructure are not expected to</p>

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<p><b>Community Center/ Gym/ Recreation Center</b></p>	<p>impact these species, however, construction associated with the construction of the proposed field sport, basins, equestrian facilities, trails, picnic, and community center areas shall require a biological monitor. The monitor shall capture and relocate silvery legless lizards and Coast horned lizards disturbed during tree clearance vegetation clearing and initial site grading. In addition, the monitor shall rake loose soil within oak woodlands, coastal scrub and maritime chaparral prior to excavation to find and move legless lizards. Efforts shall focus on relocation of silvery legless lizards and Coast horned lizards to safe habitat outside disturbance areas.</p> <p>(GSD/mm-1) Prior to initiation of each phase of development for major amenities requiring structural improvements and/or major grading (i.e., sports fields, parking, amphitheater(s), playgrounds, restrooms, pre-school and administration building, gymnasium, recreation center, pool, skate park, and courts), and as required by the County Environmental Coordinator, the General Services Agency shall prepare project-specific geo-technical reports. The reports shall investigate subsurface conditions within areas proposed for structural development and the findings and recommendations shall be incorporated into grading and construction plans, as appropriate.</p> <p>(PSU/mm-1) While in the planning stages for development of any facility proposed in the Park Master Plan, and prior to any site disturbance activities related to development of such facilities, the General Services Agency shall coordinate with the Sheriff's Department for implementation of design strategies and safety measures to prevent and reduce crime, including "Crime Prevention through Environmental Design" standards and "Lighting and Lighting Systems" guidelines, including the following:</p> <ol style="list-style-type: none"> <li>After-hours access points to the park and community center should be protected with adequate security. As admission is necessary for emergency personnel, combinations to locks/lockboxes should be provided to Sheriff's Department Dispatch;</li> <li>Visible signage with hours of operation and any type of regulations should be strategically placed throughout the park, and properly maintained;</li> <li>Proper illumination should be provided inside structures, exterior doors, designated parking areas, entry and walkways to deter property crime and provide increased personal safety. Lights should be on timers, and a manual overrides should be available in case of a greater need for light. Proper care should be taken to ensure exterior lighting is properly shielded to prevent illumination that would affect the ambient level of light in the nighttime sky;</li> <li>County Parks shall provide the Sheriff's Department with accurate information indicating what park employees have access to which areas of any structures or access points;</li> <li>During construction periods of any significant proposed park facility or amenity, the construction site shall be temporarily fenced off, with signage indicating that the area is off limits to</li> </ol>
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<p><b>Community Center/ Gym/ Recreation Center</b></p>	<p>the general public;</p> <ul style="list-style-type: none"> <li>f. All construction equipment shall be secured at the site after hours, with a complete recorded inventory kept on file;</li> <li>g. Adequate lighting of the construction areas shall be implemented;</li> <li>h. Special care should be taken to avoid creating “hiding places” in alcoves or entry areas;</li> <li>i. Facility design should facilitate a clear view of the exterior of structures from the interior, and vice versa, to allow increased observation of any suspicious activity in either location;</li> <li>j. Sufficient lighting should be installed on the exterior and interior of any structures; and,</li> <li>k. All exterior doors should meet all safety requirements, should be solid core, and have adequate locks.</li> </ul> <p>(TR/mm-1) Upon implementation of the NCP Master Plan, the General Services Agency shall coordinate with the Regional Transportation Authority, and establish a transit stop within Nipomo Community Park, if appropriate.</p> <p>(TR/mm-2) Upon development of high-traffic generating uses, including tennis courts, sports fields, amphitheater, and community center, a during periodic review of the Nipomo Community Park Master Plan, the General Services Agency shall re-assess the project’s effect on the US 101/West Tefft Street interchange.</p> <ul style="list-style-type: none"> <li>a. In the event the project would have a significant traffic impact, the County shall adopt Transportation Demand Management (TDM) measures for implementation, as necessary, during peak times (Monday through Friday, 4:00 – 6:00 pm) including, but not be limited to: requiring reservation for specific uses, staggered scheduling of starting times for the sports fields, and limiting the size of community center events.</li> <li>b. County Parks shall coordinate with County Public Works to determine the appropriate South County Road Improvement Fee Area 1 fees at the time development is proposed. In the event South County Road Improvement Fee Area 1 fees are determined to be appropriate by Public Works in accordance with Title 13.01 of the County Code, the General Services Agency shall provide the fees prior to development of high-traffic generating uses (i.e., tennis courts, sports fields, amphitheater, and community center).</li> </ul> <p>(Public Works letter dated 10-24-12) The activity areas need to have sufficient recycling containers conveniently placed for the Park users. This includes co-locating recycling containers immediately adjacent to waste containers. The recycling containers should try to look different from the waste containers, which can be achieved either through size, color or a lid with a round hole that can accommodate most beverage containers. The ideal container would be larger, blue in color with a round 5” hole in the lid.</p> <p>(Public Works letter dated 10-24-12) As the design of the park progresses,</p>
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	the garbage company should be contacted to assure that the location of centralized containers is accessible and that the trucks have sufficient space to turn around. Further, the pavement where the trucks may turn around needs to be able to handle the forces of the heavy trucks' turning maneuvers.
<b>Dog Park</b>	<p>(AES/mm-7) Prior to implementation of the Master Plan, lighting plans shall be submitted for review and approval consistent with the following:</p> <ol style="list-style-type: none"> <li>The point source of all recreational and exterior lighting shall be shielded from off-site views.</li> <li>All required security lights shall utilize motion detector activation where feasible.</li> <li>Light trespass from recreational and exterior lights shall be minimized by directing light downward and utilizing full cut-off fixtures or shields.</li> </ol>
<b>Equestrian Staging area</b>	<p>(AES/mm-7) Prior to implementation of the Master Plan, lighting plans shall be prepared, subject to review and approval by the County Environmental Coordinator , that are consistent with the following:</p> <ol style="list-style-type: none"> <li>The point source of all recreational and exterior lighting shall be shielded from off-site views.</li> <li>All required security lights shall utilize motion detector activation where feasible.</li> <li>Light trespass from recreational and exterior lights shall be minimized by directing light downward and utilizing full cut-off fixtures or shields.</li> </ol> <p>(BR/mm-3) A biological monitor qualified to capture and move legless lizards and coast horned lizards shall be present during all initial ground-disturbing activities, such as grading, excavation and vegetation removal. Improvements within the existing park infrastructure are not expected to impact these species, however, construction associated with the construction of the proposed field sport, basins, equestrian facilities, trails, picnic, and community center areas shall require a biological monitor. The monitor shall capture and relocate silvery legless lizards and Coast horned lizards disturbed during tree clearance vegetation clearing and initial site grading. In addition, the monitor shall rake loose soil within oak woodlands, coastal scrub and maritime chaparral prior to excavation to find and move legless lizards. Efforts shall focus on relocation of silvery legless lizards and Coast horned lizards to safe habitat outside disturbance areas.</p>
<b>Handball Courts</b>	<p>(AES/mm-7) Prior to implementation of the Master Plan, lighting plans shall be prepared, subject to review and approval by the County Environmental Coordinator , that are consistent with the following:</p> <ol style="list-style-type: none"> <li>The point source of all recreational and exterior lighting shall be shielded from off-site views.</li> <li>All required security lights shall utilize motion detector activation where feasible.</li> <li>Light trespass from recreational and exterior lights shall be</li> </ol>

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<p><b>Handball Courts (con't)</b></p>	<p>minimized by directing light downward and utilizing full cut-off fixtures or shields.</p> <p>(GSD/mm-1) Prior to initiation of each phase of development for major amenities requiring structural improvements and/or major grading (i.e., sports fields, parking, amphitheater(s), playgrounds, restrooms, pre-school and administration building, gymnasium, recreation center, pool, skate park, and courts), and as required by the County Environmental Coordinator, the General Services Agency shall prepare project-specific geo-technical reports. The reports shall investigate subsurface conditions within areas proposed for structural development and the findings and recommendations shall be incorporated into grading and construction plans, as appropriate.</p>
<p><b>Horseshoe Pits</b></p>	<p>(AES/mm-7) Prior to implementation of the Master Plan, lighting plans shall be prepared, subject to review and approval by the County Environmental Coordinator, that are consistent with the following:</p> <ul style="list-style-type: none"> <li>a. The point source of all recreational and exterior lighting shall be shielded from off-site views.</li> <li>b. All required security lights shall utilize motion detector activation where feasible.</li> <li>c. Light trespass from recreational and exterior lights shall be minimized by directing light downward and utilizing full cut-off fixtures or shields.</li> </ul> <p>(BR/mm-1) Prior to all ground-disturbing activities within sensitive areas, a qualified biologist shall provide pre-construction training to all workers involved in site activities. This training shall consist of instruction on special-status species with potential to occur on the property and their habitats. Workers shall be instructed as to appropriate contacts and how to proceed if special-status species are observed on the project site.</p> <p>(BR/mm-2) Prior to site disturbance, the General Services Agency shall prepare a Special-status Plant Mitigation Plan that provides for the propagation, planting, and monitoring of sand mesa manzanita at a 5:1 replacement ratio if it is determined that these specimens cannot be avoided during construction activities. The mitigation plan shall detail methods for transplanting, propagating, planting, and maintaining the special-status plant species that would be impacted. The replant area should be located at the biological mitigation receptor site (5.6 acres). To ensure the success of any planted or transplanted individuals, the mitigation program will include monitoring and reporting guidelines.</p> <p>(BR/mm-7) Prior to site disturbance and grading activities, the General Services Agency shall submit an Oak Woodland Protection and Restoration Plan to be reviewed and approved by the County Environmental Coordinator. Oak woodland restoration shall be accomplished through one of three options: 1) replanting of oak trees removed from the oak woodland at the biological mitigation receptor site; 2) providing for the protection of oak woodland habitat in perpetuity through acquisition or donation of a conservation easement that includes at least 2,000 square feet per tree</p>

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<p><b>Horseshoe Pits (con't)</b></p>	<p>removed; or 3) providing funds to the California Wildlife Conservation Board to be used for the purchase of Oak Woodland Conservation Easements. If Option 1 is selected, it may account for no more than 50% of the required mitigation required for oak woodland impacts and a conservation easement (or similar measure) shall apply. The biological mitigation receptor site is 5.6 acres.</p> <p>(BR/mm-8) The Oak Woodland Protection and Restoration Plan shall include the following:</p> <ol style="list-style-type: none"> <li>a. For onsite planting and protection purposes, oak trees removed shall be replaced at a minimum 4:1 ratio, and impacted trees shall be replaced at a 2:1 ratio.</li> <li>b. Replacement oak trees shall be from regionally or locally collected seed stock grown in vertical tubes or deep one-gallon tree pots. Four-foot diameter shelters shall be placed over each oak tree to protect it from deer and other herbivores, and shall consist of 54-inch tall welded wire cattle panels (or equivalent material) and be staked using T-posts. Wire mesh baskets, at least two feet in diameter and two feet deep, shall be use below ground. Planting during the warmest, driest months (June through September) shall be avoided. The plan shall provide a species-specific planting schedule. If planting occurs outside this time period, a landscape and irrigation plan shall be submitted prior to permit issuance and implemented upon approval by the county.</li> <li>c. Replacement oak trees shall be planted no closer than 20 feet on center and shall average no more than four planted per 2,000 square feet. Trees shall be planted in random and clustered patterns to create a natural appearance. As feasible, replacement trees shall be planted in a natural setting on the north side of and at the canopy/dripline edge of existing mature native oak trees; and on north-facing slopes. Replanting areas shall be either in native topsoil or areas where native topsoil has been reapplied. A seasonally timed maintenance program, which includes regular weeding (hand removal at a minimum of once early fall and once early spring within at least a 3-foot radius from the tree or installation of a staked “weed mat” or weed-free mulch) and a temporary watering program, shall be developed for all oak tree planting areas. A qualified arborist/botanist shall be retained to monitor the acquisition, installation, and maintenance of all oak trees to be replaced. Replacement trees shall be monitored and maintained by a qualified arborist/botanist for at least seven years or until the trees have successfully established as determined by the County Environmental Coordinator. Annual monitoring reports will be prepared by a qualified arborist/botanist and submitted to the County Environmental Coordinator by October 15 each year.</li> </ol> <p>(BR/mm-9) To mitigate the balance of the oak woodland impact, one of the following measures, or a combination thereof shall be used:</p>
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<p><b>Horseshoe Pits (con't)</b></p>	<ul style="list-style-type: none"> <li>a. Prior to site disturbance and grading activities, the General Services Agency shall record a conservation easement that protects 2000 square feet of existing oak woodland habitat for each tree removed from the oak woodland in perpetuity. The conservation easement shall be controlled by a qualified conservation organization approved by the County Environmental Coordinator. Potential conservation organizations include but are not limited to: The Nature Conservancy, San Luis Obispo Land Conservancy, or the Cambria Land Trust. This mitigation measure may be used to satisfy the mitigation requirement for oak woodland impacts.</li> <li>b. If the County is not able to establish a conservation easement, the applicant shall provide funding to the California Wildlife Conservation Board or other County-approved entity to be used for the purchase of Oak Woodland Habitat Conservation Easements (currently established at \$970.00 for each tree removed and \$485.00 per impacted tree). This mitigation measure may be used to satisfy the mitigation requirement for the oak woodland impact.</li> </ul> <p>If the County is not able to establish a conservation easement, or provide funding as noted in (b) above, the County may use a grant awarded pursuant to the Oak Woodlands Conservation Act (Article 3.5 [commencing with Section 1360] of Chapter 4 of Division 2 of the Fish and Game Code) to prepare an oak conservation element for a general plan, an oak protection ordinance, or an oak woodlands management plan, or amendments thereto, that meets the requirements of Senate Bill 1334.</p> <p>(BR/mm-11) Removal of vegetation and pruning of trees shall be conducted in the fall and winter (between September 1 and February 28), if possible, after fledging and before the initiation of avian breeding activities. If construction activities are scheduled to occur during the typical bird nesting season (from March 1 to August 31) a qualified biologist shall be retained to conduct a pre-construction survey (approximately one week prior to construction) to determine presence/absence for tree and ground nesting birds. If no nesting activities are detected within the proposed work area, noise-producing construction activities may proceed and no further mitigation is required. If nesting activity is confirmed during pre-construction nesting surveys or at any time during the monitoring of construction activities, work activities shall be delayed within 300 feet (500 feet if raptors) of active nests until the young birds have fledged and left the nest. In addition, the results of the surveys shall be passed immediately to the CDFG and the County, possibly with recommendations for buffer zone changes, as needed, around individual nests. Tree removal in riparian zones shall be monitored and documented by the biological monitor regardless of time of year.</p> <p>(BR/mm-12) If tree removal occurs between September 1 and March 1, within seven days of ground disturbance or tree removal/trimming activities, a survey for wintering raptors shall be conducted. If surveys do</p>
<p><b>Horseshoe Pits</b></p>	

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**(con't)**

not locate wintering raptors, construction activities may be conducted. If wintering raptors are located, construction activities shall observe a 500-foot buffer for the wintering location(s). A pre-construction survey report shall be submitted to the County Environmental Coordinator immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements.

(BR/mm-13) Within two weeks prior to tree removal, a qualified biologist shall conduct a pre-construction survey for pallid bat and/or other roosting bats. If bats are not found, tree removal can proceed. If bats are observed, bat exclusion measures shall be instituted prior to disturbance. If maternal bat colonies are found they shall not be disturbed until young bats have left the site. Subsequently bat exclusion measures shall be instituted prior to disturbance.

(CR/mm-1) Prior to construction, the General Services Agency shall submit a monitoring plan, prepared by a subsurface-qualified historical archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:

- a. List of personnel involved in the monitoring activities;
- b. Description of how the monitoring shall occur;
- c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
- d. Description of what resources are expected to be encountered;
- e. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered “significant” archaeological resources?);
- f. Description of procedures for halting work on the site and notification procedures; and,
- g. Description of monitoring reporting procedures.

(CR/mm-2) During all ground disturbing construction activities, the General Services Agency shall retain a qualified historical archaeologist (approved by the Environmental Coordinator) to monitor earth disturbing activities within the documented historical site, per the approved monitoring plan. If any significant historical resources are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the historical archaeologist in the field) of the resource until such time as the resource can be evaluated by the historical archaeologist or any other appropriate individuals. The historical archaeologist shall be allowed the time and funds necessary to document and retrieve any significant cultural materials that are unearthed.

## Horseshoe Pits (con't)

(CR/mm-3) Upon completion of all monitoring/mitigation activities, and prior to final inspection (whichever occurs first), the consulting historical archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.



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<p><b>Horseshoe Pits (con't)</b></p>	<p>(GSD/mm-1) Prior to initiation of each phase of development for major amenities requiring structural improvements and/or major grading (i.e., sports fields, parking, amphitheater(s), playgrounds, restrooms, pre-school and administration building, gymnasium, recreation center, pool, skate park, and courts), and as required by the County Environmental Coordinator, the General Services Agency shall prepare project-specific geo-technical reports. The reports shall investigate subsurface conditions within areas proposed for structural development and the findings and recommendations shall be incorporated into grading and construction plans, as appropriate.</p>
<p><b>Internal Road</b></p>	<p>(AES/mm-7) Prior to implementation of the Master Plan, lighting plans shall be prepared, subject to review and approval by the County Environmental Coordinator, that are consistent with the following:</p> <ul style="list-style-type: none"> <li>a. The point source of all recreational and exterior lighting shall be shielded from off-site views.</li> <li>b. All required security lights shall utilize motion detector activation where feasible.</li> <li>c. Light trespass from recreational and exterior lights shall be minimized by directing light downward and utilizing full cut-off fixtures or shields.</li> </ul> <p>(BR/mm-1) Prior to all ground-disturbing activities within sensitive areas, a qualified biologist shall provide pre-construction training to all workers involved in site activities. This training shall consist of instruction on special-status species with potential to occur on the property and their habitats. Workers shall be instructed as to appropriate contacts and how to proceed if special-status species are observed on the project site.</p> <p>(BR/mm-2) Prior to site disturbance, the General Services Agency shall prepare a Special-status Plant Mitigation Plan that provides for the propagation, planting, and monitoring of sand mesa manzanita at a 5:1 replacement ratio if it is determined that these specimens cannot be avoided</p>

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<p><b>Internal Road (con't)</b></p>	<p>during construction activities. The mitigation plan shall detail methods for transplanting, propagating, planting, and maintaining the special-status plant species that would be impacted. The replant area should be located at the biological mitigation receptor site (5.6 acres). To ensure the success of any planted or transplanted individuals, the mitigation program will include monitoring and reporting guidelines.</p> <p>(BR/mm-7) Prior to site disturbance and grading activities, the General Services Agency shall submit an Oak Woodland Protection and Restoration Plan to be reviewed and approved by the County Environmental Coordinator. Oak woodland restoration shall be accomplished through one of three options: 1) replanting of oak trees removed from the oak woodland at the biological mitigation receptor site; 2) providing for the protection of oak woodland habitat in perpetuity through acquisition or donation of a conservation easement that includes at least 2,000 square feet per tree removed; or 3) providing funds to the California Wildlife Conservation Board to be used for the purchase of Oak Woodland Conservation Easements. If Option 1 is selected, it may account for no more than 50% of the required mitigation required for oak woodland impacts and a conservation easement (or similar measure) shall apply. The biological mitigation receptor site is 5.6 acres.</p> <p>(BR/mm-8) The Oak Woodland Protection and Restoration Plan shall include the following:</p> <ol style="list-style-type: none"> <li>a. For onsite planting and protection purposes, oak trees removed shall be replaced at a minimum 4:1 ratio, and impacted trees shall be replaced at a 2:1 ratio.</li> <li>b. Replacement oak trees shall be from regionally or locally collected seed stock grown in vertical tubes or deep one-gallon tree pots. Four-foot diameter shelters shall be placed over each oak tree to protect it from deer and other herbivores, and shall consist of 54-inch tall welded wire cattle panels (or equivalent material) and be staked using T-posts. Wire mesh baskets, at least two feet in diameter and two feet deep, shall be use below ground. Planting during the warmest, driest months (June through September) shall be avoided. The plan shall provide a species-specific planting schedule. If planting occurs outside this time period, a landscape and irrigation plan shall be submitted prior to permit issuance and implemented upon approval by the county.</li> <li>c. Replacement oak trees shall be planted no closer than 20 feet on center and shall average no more than four planted per 2,000 square feet. Trees shall be planted in random and clustered patterns to create a natural appearance. As feasible, replacement trees shall be planted in a natural setting on the north side of and at the canopy/dripline edge of existing mature native oak trees; and on north-facing slopes. Replanting areas shall be either in native topsoil or areas where native topsoil has been reapplied. A seasonally timed maintenance program, which includes regular weeding (hand removal at a minimum of once early fall and once</li> </ol>
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<p><b>Internal Road (con't)</b></p>	<p>early spring within at least a 3-foot radius from the tree or installation of a staked “weed mat” or weed-free mulch) and a temporary watering program, shall be developed for all oak tree planting areas. A qualified arborist/botanist shall be retained to monitor the acquisition, installation, and maintenance of all oak trees to be replaced. Replacement trees shall be monitored and maintained by a qualified arborist/botanist for at least seven years or until the trees have successfully established as determined by the County Environmental Coordinator. Annual monitoring reports will be prepared by a qualified arborist/botanist and submitted to the County Environmental Coordinator by October 15 each year.</p> <p>(BR/mm-9) To mitigate the balance of the oak woodland impact, one of the following measures, or a combination thereof shall be used:</p> <ol style="list-style-type: none"> <li>Prior to site disturbance and grading activities, the General Services Agency shall record a conservation easement that protects 2000 square feet of existing oak woodland habitat for each tree removed from the oak woodland in perpetuity. The conservation easement shall be controlled by a qualified conservation organization approved by the County Environmental Coordinator. Potential conservation organizations include but are not limited to: The Nature Conservancy, San Luis Obispo Land Conservancy, or the Cambria Land Trust. This mitigation measure may be used to satisfy the mitigation requirement for oak woodland impacts.</li> <li>If the County is not able to establish a conservation easement, the applicant shall provide funding to the California Wildlife Conservation Board or other County-approved entity to be used for the purchase of Oak Woodland Habitat Conservation Easements (currently established at \$970.00 for each tree removed and \$485.00 per impacted tree). This mitigation measure may be used to satisfy the mitigation requirement for the oak woodland impact.</li> </ol> <p>If the County is not able to establish a conservation easement, or provide funding as noted in (b) above, the County may use a grant awarded pursuant to the Oak Woodlands Conservation Act (Article 3.5 [commencing with Section 1360] of Chapter 4 of Division 2 of the Fish and Game Code) to prepare an oak conservation element for a general plan, an oak protection ordinance, or an oak woodlands management plan, or amendments thereto, that meets the requirements of Senate Bill 1334.</p> <p>(BR/mm-10) Prior to site disturbance and grading activities, the General Services Agency shall prepare an Oak Tree Inventory, Avoidance, and Protection Plan as outlined herein. The plan shall be reviewed by a County-approved biologist and/or arborist, and shall include the following items:</p> <ol style="list-style-type: none"> <li>Comprehensive Oak Tree Inventory. This shall include the following information: <ol style="list-style-type: none"> <li>An inventory of all oak trees at least five inches in diameter</li> </ol> </li> </ol>
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# Exhibit A

## Nipomo Community Park Master Plan

<p><b>Internal Road (con't)</b></p>	<p>at breast height within 50 feet of all proposed impact areas. All inventoried trees shall be shown on plans. The species, diameter at breast height, location, and condition of these trees shall be documented in data tables.</p> <ol style="list-style-type: none"> <li>2. Identification of trees that will be retained, removed, or impacted. This information shall be shown on plans and cross-referenced to data tables described in item a.</li> <li>3. The location of proposed structures, utilities, driveways, grading, retaining walls, outbuildings, water and wastewater facilities, and impervious surfaces shall be shown on maps. The applicant shall clearly delineate the building sites/building control lines containing these features on the project plans.</li> </ol> <p>b. Oak Tree Avoidance Measures. Grading and development within proposed project shall avoid the removal of oak trees to the maximum extent possible. Such activities shall minimize potential disturbance to oaks and their associated root zones to the maximum extent possible.</p> <p>c. Oak Tree Protection Guidelines. Tree protection guidelines and a root protection zone shall be established and implemented for each tree to be retained that occurs within 50 feet of impact areas. The following guidelines shall be included:</p> <ol style="list-style-type: none"> <li>1. A qualified arborist shall determine the critical root zone for each retained tree on a case-by-case basis, based upon tree species, age, and size. This area is generally defined as 1.0 to 1.5 times the distance from the tree base of the average measurement taken from the tree base to the edge of the canopy/dripline. At a minimum, the critical root zone shall be the distance from the trunk to the drip line of the tree.</li> <li>2. All trees to remain within 50 feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface. The project arborist shall approve any work within the root protection zone.</li> <li>3. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless “establishing” new tree or native compatible plants for up to seven years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).</li> <li>4. The County shall minimize trimming of oak trees to remain</li> </ol>
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<p><b>Internal Road (con't)</b></p>	<p>onsite. Removal of larger lower branches should be minimized to: 1) avoid making tree top heavy and more susceptible to “blow-overs,” 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain wildlife habitat values associated with the lower branches, 4) retain shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers), and 5) retain the natural shape of the tree. The amount of trimming (roots or canopy) done in any one season shall be limited as much as possible to reduce tree stress/shock (10% or less is best, 25% maximum). If trimming is necessary, the applicant shall use a certified arborist when removing limbs. Unless a hazardous or unsafe situation exists, major trimming shall be done only during the summer months.</p> <p>(BR/mm-11) Removal of vegetation and pruning of trees shall be conducted in the fall and winter (between September 1 and February 28), if possible, after fledging and before the initiation of avian breeding activities. If construction activities are scheduled to occur during the typical bird nesting season (from March 1 to August 31) a qualified biologist shall be retained to conduct a pre-construction survey (approximately one week prior to construction) to determine presence/absence for tree and ground nesting birds. If no nesting activities are detected within the proposed work area, noise-producing construction activities may proceed and no further mitigation is required. If nesting activity is confirmed during pre-construction nesting surveys or at any time during the monitoring of construction activities, work activities shall be delayed within 300 feet (500 feet if raptors) of active nests until the young birds have fledged and left the nest. In addition, the results of the surveys shall be passed immediately to the CDFG and the County, possibly with recommendations for buffer zone changes, as needed, around individual nests. Tree removal in riparian zones shall be monitored and documented by the biological monitor regardless of time of year.</p> <p>(BR/mm-12) If tree removal occurs between September 1 and March 1, within seven days of ground disturbance or tree removal/trimming activities, a survey for wintering raptors shall be conducted. If surveys do not locate wintering raptors, construction activities may be conducted. If wintering raptors are located, construction activities shall observe a 500-foot buffer for the wintering location(s). A pre-construction survey report shall be submitted to the County Environmental Coordinator immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements.</p> <p>(BR/mm-13) Within two weeks prior to tree removal, a qualified biologist shall conduct a pre-construction survey for pallid bat and/or other roosting bats. If bats are not found, tree removal can proceed. If bats are</p>
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<p><b>Juniper Street Entrance and Pay Station</b></p>	<p>(AES/mm-7) Prior to implementation of the Master Plan, lighting plans shall be prepared, subject to review and approval by the County Environmental Coordinator , that are consistent with the following:</p> <ul style="list-style-type: none"> <li>a. The point source of all recreational and exterior lighting shall be shielded from off-site views.</li> <li>b. All required security lights shall utilize motion detector activation where feasible.</li> <li>c. Light trespass from recreational and exterior lights shall be minimized by directing light downward and utilizing full cut-off fixtures or shields.</li> </ul> <p>(BR/mm-1) Prior to all ground-disturbing activities within sensitive areas, a qualified biologist shall provide pre-construction training to all workers involved in site activities. This training shall consist of instruction on special-status species with potential to occur on the property and their habitats. Workers shall be instructed as to appropriate contacts and how to proceed if special-status species are observed on the project site.</p> <p>(BR/mm-2) Prior to site disturbance, the General Services Agency shall prepare a Special-status Plant Mitigation Plan that provides for the propagation, planting, and monitoring of sand mesa manzanita at a 5:1 replacement ratio if it is determined that these specimens cannot be avoided during construction activities. The mitigation plan shall detail methods for transplanting, propagating, planting, and maintaining the special-status plant species that would be impacted. The replant area should be located at the biological mitigation receptor site (5.6 acres). To ensure the success of any planted or transplanted individuals, the mitigation program will include monitoring and reporting guidelines.</p> <p>(BR/mm-7) Prior to site disturbance and grading activities, the General Services Agency shall submit an Oak Woodland Protection and Restoration Plan to be reviewed and approved by the County Environmental Coordinator. Oak woodland restoration shall be accomplished through one of three options: 1) replanting of oak trees removed from the oak woodland at the biological mitigation receptor site; 2) providing for the protection of oak woodland habitat in perpetuity through acquisition or donation of a conservation easement that includes at least 2,000 square feet per tree removed; or 3) providing funds to the California Wildlife Conservation Board to be used for the purchase of Oak Woodland Conservation Easements. If Option 1 is selected, it may account for no more than 50% of the required mitigation required for oak woodland impacts and a conservation easement (or similar measure) shall apply. The biological mitigation receptor site is 5.6 acres.</p>
<p><b>Juniper Street Entrance and Pay Station (con't)</b></p>	<p>(BR/mm-9) To mitigate the balance of the oak woodland impact, one of the following measures, or a combination thereof shall be used:</p> <ul style="list-style-type: none"> <li>a. Prior to site disturbance and grading activities, the General Services Agency shall record a conservation easement that</li> </ul>



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<p><b>Juniper Street Entrance and Pay Station (con't)</b></p>	<p>protects 2000 square feet of existing oak woodland habitat for each tree removed from the oak woodland in perpetuity. The conservation easement shall be controlled by a qualified conservation organization approved by the County Environmental Coordinator. Potential conservation organizations include but are not limited to: The Nature Conservancy, San Luis Obispo Land Conservancy, or the Cambria Land Trust. This mitigation measure may be used to satisfy the mitigation requirement for oak woodland impacts.</p> <p>b. If the County is not able to establish a conservation easement, the applicant shall provide funding to the California Wildlife Conservation Board or other County-approved entity to be used for the purchase of Oak Woodland Habitat Conservation Easements (currently established at \$970.00 for each tree removed and \$485.00 per impacted tree). This mitigation measure may be used to satisfy the mitigation requirement for the oak woodland impact.</p> <p>If the County is not able to establish a conservation easement, or provide funding as noted in (b) above, the County may use a grant awarded pursuant to the Oak Woodlands Conservation Act (Article 3.5 [commencing with Section 1360] of Chapter 4 of Division 2 of the Fish and Game Code) to prepare an oak conservation element for a general plan, an oak protection ordinance, or an oak woodlands management plan, or amendments thereto, that meets the requirements of Senate Bill 1334.</p> <p>BR/mm-10 Prior to site disturbance and grading activities, the General Services Agency shall prepare an Oak Tree Inventory, Avoidance, and Protection Plan as outlined herein. The plan shall be reviewed by a County-approved biologist and/or arborist, and shall include the following items:</p> <p>a. Comprehensive Oak Tree Inventory. This shall include the following information:</p> <ol style="list-style-type: none"> <li>1. An inventory of all oak trees at least five inches in diameter at breast height within 50 feet of all proposed impact areas. All inventoried trees shall be shown on plans. The species, diameter at breast height, location, and condition of these trees shall be documented in data tables.</li> <li>2. Identification of trees that will be retained, removed, or impacted. This information shall be shown on plans and cross-referenced to data tables described in item a.</li> <li>3. The location of proposed structures, utilities, driveways, grading, retaining walls, outbuildings, water and wastewater facilities, and impervious surfaces shall be shown on maps. The applicant shall clearly delineate the building sites/building control lines containing these features on the project plans.</li> </ol> <p>b. Oak Tree Avoidance Measures. Grading and development within proposed project shall avoid the removal of oak trees to the maximum extent possible. Such activities shall minimize potential disturbance to oaks and their associated root zones to</p>
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Exhibit A

Nipomo Community Park Master Plan

<p><b>Juniper Street Entrance and Pay Station (con't)</b></p>	<p>the maximum extent possible.</p> <p>c. Oak Tree Protection Guidelines. Tree protection guidelines and a root protection zone shall be established and implemented for each tree to be retained that occurs within 50 feet of impact areas. The following guidelines shall be included:</p> <ol style="list-style-type: none"> <li>1. A qualified arborist shall determine the critical root zone for each retained tree on a case-by-case basis, based upon tree species, age, and size. This area is generally defined as 1.0 to 1.5 times the distance from the tree base of the average measurement taken from the tree base to the edge of the canopy/dripline. At a minimum, the critical root zone shall be the distance from the trunk to the drip line of the tree.</li> <li>2. All trees to remain within 50 feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface. The project arborist shall approve any work within the root protection zone.</li> <li>3. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless “establishing” new tree or native compatible plants for up to seven years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).</li> <li>4. The County shall minimize trimming of oak trees to remain onsite. Removal of larger lower branches should be minimized to: 1) avoid making tree top heavy and more susceptible to “blow-overs,” 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain wildlife habitat values associated with the lower branches, 4) retain shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers), and 5) retain the natural shape of the tree. The amount of trimming (roots or canopy) done in any one season shall be limited as much as possible to reduce tree stress/shock (10% or less is best, 25% maximum). If trimming is necessary, the applicant shall use a certified arborist when removing limbs. Unless a hazardous or unsafe situation exists, major trimming shall be done only during the summer months.</li> </ol> <p>(BR/mm-11) Removal of vegetation and pruning of trees shall be</p>
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<p><b>Juniper Street Entrance and Pay Station (con't)</b></p>	<p>conducted in the fall and winter (between September 1 and February 28), if possible, after fledging and before the initiation of avian breeding activities. If construction activities are scheduled to occur during the typical bird nesting season (from March 1 to August 31) a qualified biologist shall be retained to conduct a pre-construction survey (approximately one week prior to construction) to determine presence/absence for tree and ground nesting birds. If no nesting activities are detected within the proposed work area, noise-producing construction activities may proceed and no further mitigation is required. If nesting activity is confirmed during pre-construction nesting surveys or at any time during the monitoring of construction activities, work activities shall be delayed within 300 feet (500 feet if raptors) of active nests until the young birds have fledged and left the nest. In addition, the results of the surveys shall be passed immediately to the CDFG and the County, possibly with recommendations for buffer zone changes, as needed, around individual nests. Tree removal in riparian zones shall be monitored and documented by the biological monitor regardless of time of year.</p> <p>(BR/mm-12) If tree removal occurs between September 1 and March 1, within seven days of ground disturbance or tree removal/trimming activities, a survey for wintering raptors shall be conducted. If surveys do not locate wintering raptors, construction activities may be conducted. If wintering raptors are located, construction activities shall observe a 500-foot buffer for the wintering location(s). A pre-construction survey report shall be submitted to the County Environmental Coordinator immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements.</p> <p>(BR/mm-13) Within two weeks prior to tree removal, a qualified biologist shall conduct a pre-construction survey for pallid bat and/or other roosting bats. If bats are not found, tree removal can proceed. If bats are observed, bat exclusion measures shall be instituted prior to disturbance. If maternal bat colonies are found they shall not be disturbed until young bats have left the site. Subsequently bat exclusion measures shall be instituted prior to disturbance.</p> <p>(CR/mm-1) Prior to construction, the General Services Agency shall submit a monitoring plan, prepared by a subsurface-qualified historical archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:</p> <ol style="list-style-type: none"> <li>List of personnel involved in the monitoring activities;</li> <li>Description of how the monitoring shall occur;</li> <li>Description of frequency of monitoring (e.g. full-time, part time, spot checking);</li> <li>Description of what resources are expected to be encountered;</li> <li>Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);</li> <li>Description of procedures for halting work on the site and</li> </ol>
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<p><b>Juniper Street Entrance and Pay Station (con't)</b></p>	<p>notification procedures; and,</p> <p>g. Description of monitoring reporting procedures.</p> <p>(CR/mm-2) During all ground disturbing construction activities, the General Services Agency shall retain a qualified historical archaeologist (approved by the Environmental Coordinator) to monitor earth disturbing activities within the documented historical site, per the approved monitoring plan. If any significant historical resources are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the historical archaeologist in the field) of the resource until such time as the resource can be evaluated by the historical archaeologist or any other appropriate individuals. The historical archaeologist shall be allowed the time and funds necessary to document and retrieve any significant cultural materials that are unearthed.</p> <p>(CR/mm-3) Upon completion of all monitoring/mitigation activities, and prior to final inspection (whichever occurs first), the consulting historical archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.</p>
<p><b>Library Expansion</b></p>	<p>(AES/mm-2) Prior to implementation of the Master Plan, comprehensive design guidelines shall be developed for the NCP. The design guidelines shall be developed in conjunction with community input and shall support the stated goals that park amenities be aesthetically consistent with the rural regional character of the area. For park improvements located along West Tefft Street, the NCP design guidelines shall be compatible with the West Tefft Corridor Design Plan. The design guidelines shall specifically describe architectural styles and forms, types, layouts, materials, colors, and other relevant details relating to all proposed park elements. The design guidelines shall be based in part on the following goals:</p> <ol style="list-style-type: none"> <li>The guidelines shall establish a consistent design theme for the NCP, addressing the proposed elements as well as existing features which may need replaced or refurbished in the future.</li> <li>In keeping with the rural aesthetic goals of the community, the design guidelines shall strive for an honest use of materials rather than faux or artificial applications.</li> <li>Site design and layout of structures and recreational elements shall be designed to accommodate substantial landscaping for the purpose of reducing the visual dominance of the built elements and blending with the natural setting.</li> <li>Site grading shall be minimized to the greatest extent feasible. The location, size, and orientation of structures,</li> </ol>

## Library Expansion

**(con't)**

- o. Lighting within the NCP shall be based on the lowest level required by safety and functional needs. Light poles and fixtures shall be consistent with the park's established design theme. Where appropriate, low-height bollard style lighting should be used. Motion detectors should be utilized instead of continuous illumination for security lighting where appropriate and feasible.
- p. All site amenities and furnishings such as benches, tables, shade structures, drinking fountains, bicycle racks, bollards and road delineators shall be consistent with the park's established design theme.
- q. Noticeability of required security fencing as well as general functional-area fencing shall be minimized to the greatest extent possible through placement and the use of materials, color, and screen planting as appropriate. Standard uncoated galvanized chain-link fencing shall not be used. Razor-wire and barbed-wire shall not be used. Fencing and railing related to accessibility and safety shall adhere to Americans with Disabilities Act and other legally required ordinances.
- r. Landscaping and other planting shall be used generously throughout the NCP to reduce overall visibility and noticeability of structures, parking lots and parked vehicles, paved surfaces, and to visually blend the built components of the NCP with the natural setting.
- s. Landscaping shall primarily use native plant material.
- t. Oak tree planting areas as described in the Master Plan shall be planted as part of the first phase of new park improvements to the greatest extent possible.

(GSD/mm-1) Prior to initiation of each phase of development for major amenities requiring structural improvements and/or major grading (i.e., sports fields, parking, amphitheater(s), playgrounds, restrooms, pre-school and administration building, gymnasium, recreation center, pool, skate park, and courts), and as required by the County Environmental Coordinator, the General Services Agency shall prepare project-specific geo-technical reports. The reports shall investigate subsurface conditions within areas proposed for structural development and the findings and recommendations shall be incorporated into grading and construction plans, as appropriate.

(HM/mm-2) Prior to initiation of ground disturbance or construction within 400 feet of the edge of West Tefft Street, within the Nipomo Community Park, the General Services Agency shall ensure

<p><b>Library Expansion (con't)</b></p>	<p>compliance with the following measures:</p> <ul style="list-style-type: none"> <li>a. Upon identification of a structure footprint or area of disturbance, exploratory trenches or borings shall be excavated to determine the presence or absence of dumped materials. Samples of the debris and soil shall be collected for laboratory analysis to evaluate whether the materials present any health or environmental concerns.</li> <li>b. Soil gas testing shall be conducted in and around any proposed building footprint to determine whether landfill gas is present, and whether it could accumulate in the finished building. Depending on the results of the soil gas testing, it may be necessary to incorporate design features that will prevent gas accumulation. Measures may include controlling the gas pressure (i.e., passive or active venting to reduce gas concentrations under the structure, venting around the perimeter of the structure, and crawl- space venting); eliminating available entry pathways or leaks (i.e., improving plumbing and caulking to reduce cracks and gaps will reduce entry pathways, install a low-permeability liner around the underground portion of the structure); and, installation of a landfill gas monitoring system.</li> <li>c. Prior to removal or relocation, soil and debris shall be tested for contaminants of potential concern to identify disposal or placement restrictions. Testing shall include analysis for metals, long-chain (semi-volatile) hydrocarbons, and semi-volatile organic compounds. Additional testing may be required depending on the specific nature of the materials to be removed from the site.</li> </ul> <p>(N/mm-1) Prior to expansion of the Nipomo Library, the proposed plans shall include the following or similar acoustical design measures to attenuate interior noise by 7 decibels, resulting in a measured interior noise level of 45 decibels or less:</p> <ul style="list-style-type: none"> <li>a. Air conditioning or a mechanical ventilation system.</li> <li>b. Windows and sliding doors mounted in low air infiltration rate frames (0.5 cfm or less, per American National Standards Institute (ANSI) specifications).</li> <li>c. Solid core exterior doors with perimeter weather stripping and threshold seals.</li> <li>d. Exterior walls consist of stucco or brick veneer. Wood siding with a 0.5-inch minimum thickness fiberboard (soundboard) underlayer may also be used.</li> <li>e. Use of dual paned or soundproof glass for windows facing</li> </ul>
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<p><b>Library Expansion (con't)</b></p>	<p>West Tefft Street (or similar measure).</p> <p>f. Roof or attic vents facing the south, north, and east shall be baffled.</p> <p>(PSU/mm-1) While in the planning stages for development of any facility proposed in the Park Master Plan, and prior to any site disturbance activities related to development of such facilities, the General Services Agency shall coordinate with the Sheriff's Department for implementation of design strategies and safety measures to prevent and reduce crime, including "Crime Prevention through Environmental Design" standards and "Lighting and Lighting Systems" guidelines, including the following:</p> <ul style="list-style-type: none"> <li>a. After-hours access points to the park and community center should be protected with adequate security. As admission is necessary for emergency personnel, combinations to locks/lockboxes should be provided to Sheriff's Department Dispatch;</li> <li>b. Visible signage with hours of operation and any type of regulations should be strategically placed throughout the park, and properly maintained;</li> <li>c. Proper illumination should be provided inside structures, exterior doors, designated parking areas, entry and walkways to deter property crime and provide increased personal safety. Lights should be on timers, and a manual overrides should be available in case of a greater need for light. Proper care should be taken to ensure exterior lighting is properly shielded to prevent illumination that would affect the ambient level of light in the nighttime sky;</li> <li>d. County Parks shall provide the Sheriff's Department with accurate information indicating what park employees have access to which areas of any structures or access points;</li> <li>e. During construction periods of any significant proposed park facility or amenity, the construction site shall be temporarily fenced off, with signage indicating that the area is off limits to the general public;</li> <li>f. All construction equipment shall be secured at the site after hours, with a complete recorded inventory kept on file;</li> <li>g. Adequate lighting of the construction areas shall be implemented;</li> <li>h. Special care should be taken to avoid creating "hiding places" in alcoves or entry areas;</li> <li>i. Facility design should facilitate a clear view of the exterior of structures from the interior, and vice versa, to allow increased observation of any suspicious activity in either</li> </ul>
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	<p>location;</p> <p>j. Sufficient lighting should be installed on the exterior and interior of any structures; and,</p> <p>k. All exterior doors should meet all safety requirements, should be solid core, and have adequate locks.</p>
<b>Multi-use Sports Fields</b>	<p>Prior to completion of the final site plans and architectural plans, the County shall hold an advertised public meeting in the community of Nipomo to hear and consider community input on the design elements of the community center/gym/recreation center.</p> <p>Prior to completion of the final site plans and architectural plans of the community center/gym/recreation center the County shall present the plans review and public comment at a County Parks and Recreation Commission meeting.</p> <p>(AES/mm-6) Prior to approval of the final design and development plan for the multi-use sports field lighting, a comprehensive multi-use sports field lighting plan shall be submitted for review and approval. The multi-use sports field lighting plan shall be based on a photometric study prepared by a qualified engineer who is an active member of the Illuminating Engineering Society of North America. The multi-use sports field lighting plan shall be prepared using guidance and best practices endorsed by the International Dark Sky Association. The multi-use sports field lighting plan shall include the following in conjunction with other measures as determined by the illumination engineer:</p> <ol style="list-style-type: none"> <li>The photometric study shall investigate different configurations of pole heights, pole spacing, and other variables which would result in the least amount of light visibility for the neighborhood south of the park.</li> <li>The point source of all sports field lighting shall be completely shielded from off-site views.</li> <li>Light trespass from sports field lighting shall be minimized by directing light downward and utilizing full cut-off fixtures or shields.</li> <li>Lumination from lights shall be the lowest level allowed by public safety standards.</li> <li>Any required lighting poles and related fixtures shall have a non-reflective finish.</li> <li>The lighting plan shall consider effects on wildlife</li> </ol> <p>(AES/mm-8) Prior to approval of the final design and development plan, an erosion control and slope revegetation plan shall be submitted for review and approval consistent with the following:</p> <ol style="list-style-type: none"> <li>At a minimum, vegetative erosion control shall be applied to all areas disturbed by construction.</li> <li>The outer fringe areas of the multi-use sports fields cut slopes shall be revegetated with dune chaparral to blend with the adjacent natural landcover.</li> </ol>

<p><b>Multi-use Sports Fields (con't)</b></p>	<ul style="list-style-type: none"> <li>c. After plant establishment and/or establishment of erosion control, no or little supplemental irrigation shall be applied to the multi-use sports fields cut and fill slopes.</li> <li>d. Vegetation on the fringe slopes surrounding the multi-use sports fields and the stormwater basins shall not be mowed other than to comply with California Department of Forestry and Fire Protection (CAL FIRE) safety requirements.</li> </ul> <p>(BR/mm-1) Prior to all ground-disturbing activities within sensitive areas, a qualified biologist shall provide pre-construction training to all workers involved in site activities. This training shall consist of instruction on special-status species with potential to occur on the property and their habitats. Workers shall be instructed as to appropriate contacts and how to proceed if special-status species are observed on the project site.</p> <p>(BR/mm-3) A biological monitor qualified to capture and move legless lizards and coast horned lizards shall be present during all initial ground-disturbing activities, such as grading, excavation and vegetation removal. Improvements within the existing park infrastructure are not expected to impact these species, however, construction associated with the construction of the proposed field sport, basins, equestrian facilities, trails, picnic, and community center areas shall require a biological monitor. The monitor shall capture and relocate silvery legless lizards and Coast horned lizards disturbed during tree clearance vegetation clearing and initial site grading. In addition, the monitor shall rake loose soil within oak woodlands, coastal scrub and maritime chaparral prior to excavation to find and move legless lizards. Efforts shall focus on relocation of silvery legless lizards and Coast horned lizards to safe habitat outside disturbance areas.</p> <p>(BR/mm-7) Prior to site disturbance and grading activities, the General Services Agency shall submit an Oak Woodland Protection and Restoration Plan to be reviewed and approved by the County Environmental Coordinator. Oak woodland restoration shall be accomplished through one of three options: 1) replanting of oak trees removed from the oak woodland at the biological mitigation receptor site; 2) providing for the protection of oak woodland habitat in perpetuity through acquisition or donation of a conservation easement that includes at least 2,000 square feet per tree removed; or 3) providing funds to the California Wildlife Conservation Board to be used for the purchase of Oak Woodland Conservation Easements. If Option 1 is selected, it may account for no more than 50% of the required mitigation required for oak woodland impacts and a conservation easement (or similar measure) shall apply. The biological mitigation receptor site is 5.6 acres.</p> <p>(BR/mm-8) The Oak Woodland Protection and Restoration Plan shall include the following:</p> <ul style="list-style-type: none"> <li>a. For onsite planting and protection purposes, oak trees removed shall be replaced at a minimum 4:1 ratio, and impacted trees shall be replaced at a 2:1 ratio.</li> </ul>
<p><b>Multi-use Sports Fields (con't)</b></p>	

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<p><b>Multi-use Sports Fields (con't)</b></p>	<p>b. Replacement oak trees shall be from regionally or locally collected seed stock grown in vertical tubes or deep one-gallon tree pots. Four-foot diameter shelters shall be placed over each oak tree to protect it from deer and other herbivores, and shall consist of 54-inch tall welded wire cattle panels (or equivalent material) and be staked using T-posts. Wire mesh baskets, at least two feet in diameter and two feet deep, shall be use below ground. Planting during the warmest, driest months (June through September) shall be avoided. The plan shall provide a species-specific planting schedule. If planting occurs outside this time period, a landscape and irrigation plan shall be submitted prior to permit issuance and implemented upon approval by the county.</p> <p>c. Replacement oak trees shall be planted no closer than 20 feet on center and shall average no more than four planted per 2,000 square feet. Trees shall be planted in random and clustered patterns to create a natural appearance. As feasible, replacement trees shall be planted in a natural setting on the north side of and at the canopy/dripline edge of existing mature native oak trees; and on north-facing slopes. Replanting areas shall be either in native topsoil or areas where native topsoil has been reapplied. A seasonally timed maintenance program, which includes regular weeding (hand removal at a minimum of once early fall and once early spring within at least a 3-foot radius from the tree or installation of a staked “weed mat” or weed-free mulch) and a temporary watering program, shall be developed for all oak tree planting areas. A qualified arborist/botanist shall be retained to monitor the acquisition, installation, and maintenance of all oak trees to be replaced. Replacement trees shall be monitored and maintained by a qualified arborist/botanist for at least seven years or until the trees have successfully established as determined by the County Environmental Coordinator. Annual monitoring reports will be prepared by a qualified arborist/botanist and submitted to the County Environmental Coordinator by October 15 each year.</p> <p>(BR/mm-7) Prior to site disturbance and grading activities, the General Services Agency shall submit an Oak Woodland Protection and Restoration Plan to be reviewed and approved by the County Environmental Coordinator. Oak woodland restoration shall be accomplished through one of three options: 1) replanting of oak trees removed from the oak woodland at the biological mitigation receptor site; 2) providing for the protection of oak woodland habitat in perpetuity through acquisition or donation of a conservation easement that includes at least 2,000 square feet per tree removed; or 3) providing funds to the California Wildlife Conservation Board to be used for the purchase of Oak Woodland Conservation Easements. If Option 1 is selected, it may account for no more than 50% of the required mitigation required for oak woodland impacts and a conservation easement (or similar measure) shall apply. The biological mitigation receptor site is 5.6 acres.</p>
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<p><b>Multi-use Sports Fields (con't)</b></p>	<p>(BR/mm-8) The Oak Woodland Protection and Restoration Plan shall include the following:</p> <ul style="list-style-type: none"> <li>a. For onsite planting and protection purposes, oak trees removed shall be replaced at a minimum 4:1 ratio, and impacted trees shall be replaced at a 2:1 ratio.</li> <li>b. Replacement oak trees shall be from regionally or locally collected seed stock grown in vertical tubes or deep one-gallon tree pots. Four-foot diameter shelters shall be placed over each oak tree to protect it from deer and other herbivores, and shall consist of 54-inch tall welded wire cattle panels (or equivalent material) and be staked using T-posts. Wire mesh baskets, at least two feet in diameter and two feet deep, shall be use below ground. Planting during the warmest, driest months (June through September) shall be avoided. The plan shall provide a species-specific planting schedule. If planting occurs outside this time period, a landscape and irrigation plan shall be submitted prior to permit issuance and implemented upon approval by the county.</li> <li>c. Replacement oak trees shall be planted no closer than 20 feet on center and shall average no more than four planted per 2,000 square feet. Trees shall be planted in random and clustered patterns to create a natural appearance.</li> </ul> <p>As feasible, replacement trees shall be planted in a natural setting on the north side of and at the canopy/dripline edge of existing mature native oak trees; and on north-facing slopes. Replanting areas shall be either in native topsoil or areas where native topsoil has been reapplied. A seasonally timed maintenance program, which includes regular weeding (hand removal at a minimum of once early fall and once early spring within at least a 3-foot radius from the tree or installation of a staked “weed mat” or weed-free mulch) and a temporary watering program, shall be developed for all oak tree planting areas. A qualified arborist/botanist shall be retained to monitor the acquisition, installation, and maintenance of all oak trees to be replaced. Replacement trees shall be monitored and maintained by a qualified arborist/botanist for at least seven years or until the trees have successfully established as determined by the County Environmental Coordinator. Annual monitoring reports will be prepared by a qualified arborist/botanist and submitted to the County Environmental Coordinator by October 15 each year.</p> <p>(BR/mm-9) To mitigate the balance of the oak woodland impact, one of the following measures, or a combination thereof shall be used:</p> <ul style="list-style-type: none"> <li>a. Prior to site disturbance and grading activities, the General Services Agency shall record a conservation easement that protects 2000 square feet of existing oak woodland habitat for each tree removed from the oak woodland in perpetuity. The conservation easement shall be controlled by a qualified conservation organization approved by the County Environmental Coordinator. Potential conservation organizations include but are not limited to: The Nature Conservancy, San Luis</li> </ul>
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<p><b>Multi-use Sports Fields (con't)</b></p>	<p>Obispo Land Conservancy, or the Cambria Land Trust. This mitigation measure may be used to satisfy the mitigation requirement for oak woodland impacts.</p> <p>b. If the County is not able to establish a conservation easement, the applicant shall provide funding to the California Wildlife Conservation Board or other County-approved entity to be used for the purchase of Oak Woodland Habitat Conservation Easements (currently established at \$970.00 for each tree removed and \$485.00 per impacted tree). This mitigation measure may be used to satisfy the mitigation requirement for the oak woodland impact.</p> <p>If the County is not able to establish a conservation easement, or provide funding as noted in (b) above, the County may use a grant awarded pursuant to the Oak Woodlands Conservation Act (Article 3.5 [commencing with Section 1360] of Chapter 4 of Division 2 of the Fish and Game Code) to prepare an oak conservation element for a general plan, an oak protection ordinance, or an oak woodlands management plan, or amendments thereto, that meets the requirements of Senate Bill 1334.</p> <p>(BR/mm-10) Prior to site disturbance and grading activities, the General Services Agency shall prepare an Oak Tree Inventory, Avoidance, and Protection Plan as outlined herein. The plan shall be reviewed by a County-approved biologist and/or arborist, and shall include the following items:</p> <p>a. Comprehensive Oak Tree Inventory. This shall include the following information:</p> <ol style="list-style-type: none"> <li>1. An inventory of all oak trees at least five inches in diameter at breast height within 50 feet of all proposed impact areas. All inventoried trees shall be shown on plans. The species, diameter at breast height, location, and condition of these trees shall be documented in data tables.</li> <li>2. Identification of trees that will be retained, removed, or impacted. This information shall be shown on plans and cross-referenced to data tables described in item a.</li> <li>3. The location of proposed structures, utilities, driveways, grading, retaining walls, outbuildings, water and wastewater facilities, and impervious surfaces shall be shown on maps. The applicant shall clearly delineate the building sites/building control lines containing these features on the project plans.</li> </ol> <p>b. Oak Tree Avoidance Measures. Grading and development within proposed project shall avoid the removal of oak trees to the maximum extent possible. Such activities shall minimize potential disturbance to oaks and their associated root zones to the maximum extent possible.</p> <p>c. Oak Tree Protection Guidelines. Tree protection guidelines and a root protection zone shall be established and implemented for each tree to be retained that occurs within 50 feet of impact areas. The following guidelines shall be included:</p> <ol style="list-style-type: none"> <li>1. A qualified arborist shall determine the critical root zone</li> </ol>
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<p><b>Multi-use Sports Fields (con't)</b></p>	<p>for each retained tree on a case-by-case basis, based upon tree species, age, and size. This area is generally defined as 1.0 to 1.5 times the distance from the tree base of the average measurement taken from the tree base to the edge of the canopy/dripline. At a minimum, the critical root zone shall be the distance from the trunk to the drip line of the tree.</p> <ol style="list-style-type: none"> <li>2. All trees to remain within 50 feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface. The project arborist shall approve any work within the root protection zone.</li> <li>3. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless “establishing” new tree or native compatible plants for up to seven years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).</li> <li>4. The County shall minimize trimming of oak trees to remain onsite. Removal of larger lower branches should be minimized to: 1) avoid making tree top heavy and more susceptible to “blow-overs,” 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain wildlife habitat values associated with the lower branches, 4) retain shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers), and 5) retain the natural shape of the tree. The amount of trimming (roots or canopy) done in any one season shall be limited as much as possible to reduce tree stress/shock (10% or less is best, 25% maximum). If trimming is necessary, the applicant shall use a certified arborist when removing limbs. Unless a hazardous or unsafe situation exists, major trimming shall be done only during the summer months.</li> </ol> <p>(BR/mm-11) Removal of vegetation and pruning of trees shall be conducted in the fall and winter (between September 1 and February 28), if possible, after fledging and before the initiation of avian breeding activities. If construction activities are scheduled to occur during the typical bird nesting season (from March 1 to August 31) a qualified biologist shall be</p>
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<p><b>Multi-use Sports Fields (con't)</b></p>	<p>retained to conduct a pre-construction survey (approximately one week prior to construction) to determine presence/absence for tree and ground nesting birds. If no nesting activities are detected within the proposed work area, noise-producing construction activities may proceed and no further mitigation is required. If nesting activity is confirmed during pre-construction nesting surveys or at any time during the monitoring of construction activities, work activities shall be delayed within 300 feet (500 feet if raptors) of active nests until the young birds have fledged and left the nest. In addition, the results of the surveys shall be passed immediately to the CDFG and the County, possibly with recommendations for buffer zone changes, as needed, around individual nests. Tree removal in riparian zones shall be monitored and documented by the biological monitor regardless of time of year.</p> <p>(BR/mm-12) If tree removal occurs between September 1 and March 1, within seven days of ground disturbance or tree removal/trimming activities, a survey for wintering raptors shall be conducted. If surveys do not locate wintering raptors, construction activities may be conducted. If wintering raptors are located, construction activities shall observe a 500-foot buffer for the wintering location(s). A pre-construction survey report shall be submitted to the County Environmental Coordinator immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements.</p> <p>(BR/mm-13) Within two weeks prior to tree removal, a qualified biologist shall conduct a pre-construction survey for pallid bat and/or other roosting bats. If bats are not found, tree removal can proceed. If bats are observed, bat exclusion measures shall be instituted prior to disturbance. If maternal bat colonies are found they shall not be disturbed until young bats have left the site. Subsequently bat exclusion measures shall be instituted prior to disturbance.</p> <p>(GSD/mm-1) Prior to initiation of each phase of development for major amenities requiring structural improvements and/or major grading (i.e., sports fields, parking, amphitheater(s), playgrounds, restrooms, pre-school and administration building, gymnasium, recreation center, pool, skate park, and courts), and as required by the County Environmental Coordinator, the General Services Agency shall prepare project-specific geo-technical reports. The reports shall investigate subsurface conditions within areas proposed for structural development and the findings and recommendations shall be incorporated into grading and construction plans, as appropriate.</p> <p>(N/mm-3) During operation of the park, events and activities shall only be permitted during operating hours (6:00 a.m. to 10:00 p.m.). Mowing, use of equipment, and other maintenance activities shall be limited to daytime hours, unless an emergency situation exists. Noise generated by loudspeakers and microphones shall be directed towards the interior of the park, away from surrounding residential areas.</p>
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<p><b>Multi-use Sports Fields (con't)</b></p>	<p>(TR/mm-1) Upon implementation of the NCP Master Plan, the General Services Agency shall coordinate with the Regional Transportation Authority, and establish a transit stop within Nipomo Community Park, if appropriate.</p> <p>(TR/mm-2) Upon development of high-traffic generating uses, including tennis courts, sports fields, amphitheater, and community center, a during periodic review of the Nipomo Community Park Master Plan, the General Services Agency shall re-assess the project's effect on the US 101/West Tefft Street interchange.</p> <ol style="list-style-type: none"> <li>a. In the event the project would have a significant traffic impact, the County shall adopt Transportation Demand Management (TDM) measures for implementation, as necessary, during peak times (Monday through Friday, 4:00 – 6:00 pm) including, but not be limited to: requiring reservation for specific uses, staggered scheduling of starting times for the sports fields, and limiting the size of community center events.</li> <li>b. County Parks shall coordinate with County Public Works to determine the appropriate South County Road Improvement Fee Area 1 fees at the time development is proposed. In the event South County Road Improvement Fee Area 1 fees are determined to be appropriate by Public Works in accordance with Title 13.01 of the County Code, the General Services Agency shall provide the fees prior to development of high-traffic generating uses (i.e., tennis courts, sports fields, amphitheater, and community center).</li> </ol> <p>(WAT/mm-4) Prior to expansion or addition of irrigated turf and landscaped areas, the General Services Agency shall conduct a water survey of existing irrigated turf and landscaped areas, in consultation with the NCSD, that shall include, but not be limited to, the following:</p> <ol style="list-style-type: none"> <li>a. Quantify irrigated areas based on vegetation type (i.e., turf, ornamental landscaping, trees).</li> <li>b. Inspect and inventory the irrigation system, including timers, distribution lines, storage, and other infrastructure, and document needed maintenance and repairs.</li> <li>c. Develop irrigation schedule by month, based on precipitation rate and local climate.</li> <li>d. Document irrigation system performance and landscape conditions.</li> <li>e. Review irrigation schedule.</li> <li>f. Summarize water survey evaluation results and identify water savings recommendations, which shall achieve a minimum 50% reduction in current water use.</li> </ol> <p>(WAT/mm-5) Prior to expansion or addition of irrigated turf and landscaped areas, the General Services Agency shall demonstrate compliance with the water survey evaluation water savings recommendations, and shall submit documentation to the NCSD for</p>
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<p><b>Multi-use Sports Fields (con't)</b></p>	<p>verification. Water savings recommendations shall be applied to existing and additional irrigated turf and landscaped areas, and may include, but not be limited to the following:</p> <ul style="list-style-type: none"> <li>a. Computerized irrigation controller that can estimate cumulative evapo-transpiration losses to establish the most efficient and effective watering regimes.</li> <li>b. Avoidance of close mowing, overwatering, excessive fertilization, soil compaction and accumulation of thatch.</li> <li>c. Programming watering times for longer and less frequently rather than for short periods and more frequently.</li> <li>d. Installation of tensionmeters at different depths to measure moisture status, which will allow for better estimates on irrigation needs.</li> <li>e. Linking irrigation of the park to the California Irrigation Management Information System (CIMIS) station located at the Woodlands golf course to maximize irrigation efficiency.</li> <li>f. Implementation and maintenance of the most efficient and effective water regime for park irrigation consistent with best management practices, such as measures identified by the California Urban Water Conservation Council and/or similar recognized organizations.</li> <li>g. Incorporation of recycled water from the Southland WWTF.</li> <li>h. Consultation with NCSD prior to implementation of major planned replacement, renovation, or construction of water-using facilities.</li> </ul> <p>(Public Works letter dated 10-24-12) The activity areas need to have sufficient recycling containers conveniently placed for the Park users. This includes co-locating recycling containers immediately adjacent to waste containers. The recycling containers should try to look different from the waste containers, which can be achieved either through size, color or a lid with a round hole that can accommodate most beverage containers. The ideal container would be larger, blue in color with a round 5" hole in the lid.</p>
<p><b>Multi-use Sports Fields (con't)</b></p>	<p>(Public Works letter dated 10-24-12) As the design of the park progresses, the garbage company should be contacted to assure that the location of centralized containers is accessible and that the trucks have sufficient space to turn around. Further, the pavement where the trucks may turn around needs to be able to handle the forces of the heavy trucks' turning maneuvers.</p>

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<b>Osage Road Improvements</b>	<p>(BR/mm-1) Prior to all ground-disturbing activities within sensitive areas, a qualified biologist shall provide pre-construction training to all workers involved in site activities. This training shall consist of instruction on special-status species with potential to occur on the property and their habitats. Workers shall be instructed as to appropriate contacts and how to proceed if special-status species are observed on the project site.</p> <p>(BR/mm-2) Prior to site disturbance, the General Services Agency shall prepare a Special-status Plant Mitigation Plan that provides for the propagation, planting, and monitoring of sand mesa manzanita at a 5:1 replacement ratio if it is determined that these specimens cannot be avoided during construction activities. The mitigation plan shall detail methods for transplanting, propagating, planting, and maintaining the special-status plant species that would be impacted. The replant area should be located at the biological mitigation receptor site (5.6 acres). To ensure the success of any planted or transplanted individuals, the mitigation program will include monitoring and reporting guidelines.</p> <p>(BR/mm-7) Prior to site disturbance and grading activities, the General Services Agency shall submit an Oak Woodland Protection and Restoration Plan to be reviewed and approved by the County Environmental Coordinator. Oak woodland restoration shall be accomplished through one of three options: 1) replanting of oak trees removed from the oak woodland at the biological mitigation receptor site; 2) providing for the protection of oak woodland habitat in perpetuity through acquisition or donation of a conservation easement that includes at least 2,000 square feet per tree removed; or 3) providing funds to the California Wildlife Conservation Board to be used for the purchase of Oak Woodland Conservation Easements. If Option 1 is selected, it may account for no more than 50% of the required mitigation required for oak woodland impacts and a conservation easement (or similar measure) shall apply. The biological mitigation receptor site is 5.6 acres.</p>
<b>Osage Road Improvements (con't)</b>	<p>(BR/mm-8) The Oak Woodland Protection and Restoration Plan shall include the following:</p> <ul style="list-style-type: none"> <li>a. For onsite planting and protection purposes, oak trees removed</li> </ul>

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<p><b>Osage Road Improvements (con't)</b></p>	<p>shall be replaced at a minimum 4:1 ratio, and impacted trees shall be replaced at a 2:1 ratio.</p> <p>b. Replacement oak trees shall be from regionally or locally collected seed stock grown in vertical tubes or deep one-gallon tree pots. Four-foot diameter shelters shall be placed over each oak tree to protect it from deer and other herbivores, and shall consist of 54-inch tall welded wire cattle panels (or equivalent material) and be staked using T-posts. Wire mesh baskets, at least two feet in diameter and two feet deep, shall be use below ground. Planting during the warmest, driest months (June through September) shall be avoided. The plan shall provide a species-specific planting schedule. If planting occurs outside this time period, a landscape and irrigation plan shall be submitted prior to permit issuance and implemented upon approval by the county.</p> <p>c. Replacement oak trees shall be planted no closer than 20 feet on center and shall average no more than four planted per 2,000 square feet. Trees shall be planted in random and clustered patterns to create a natural appearance. As feasible, replacement trees shall be planted in a natural setting on the north side of and at the canopy/dripline edge of existing mature native oak trees; and on north-facing slopes. Replanting areas shall be either in native topsoil or areas where native topsoil has been reapplied. A seasonally timed maintenance program, which includes regular weeding (hand removal at a minimum of once early fall and once early spring within at least a 3-foot radius from the tree or installation of a staked “weed mat” or weed-free mulch) and a temporary watering program, shall be developed for all oak tree planting areas. A qualified arborist/botanist shall be retained to monitor the acquisition, installation, and maintenance of all oak trees to be replaced. Replacement trees shall be monitored and maintained by a qualified arborist/botanist for at least seven years or until the trees have successfully established as determined by the County Environmental Coordinator. Annual monitoring reports will be prepared by a qualified arborist/botanist and submitted to the County Environmental Coordinator by October 15 each year.</p> <p>(BR/mm-9) To mitigate the balance of the oak woodland impact, one of the following measures, or a combination thereof shall be used:</p> <p>a. Prior to site disturbance and grading activities, the General Services Agency shall record a conservation easement that protects 2000 square feet of existing oak woodland habitat for each tree removed from the oak woodland in perpetuity. The conservation easement shall be controlled by a qualified conservation organization approved by the County Environmental Coordinator. Potential conservation organizations include but are not limited to: The Nature Conservancy, San Luis Obispo Land Conservancy, or the Cambria Land Trust. This mitigation measure may be used to satisfy the mitigation</p>
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<p><b>Osage Road Improvements (con't)</b></p>	<p>requirement for oak woodland impacts.</p> <p>b. If the County is not able to establish a conservation easement, the applicant shall provide funding to the California Wildlife Conservation Board or other County-approved entity to be used for the purchase of Oak Woodland Habitat Conservation Easements (currently established at \$970.00 for each tree removed and \$485.00 per impacted tree). This mitigation measure may be used to satisfy the mitigation requirement for the oak woodland impact.</p> <p>If the County is not able to establish a conservation easement, or provide funding as noted in (b) above, the County may use a grant awarded pursuant to the Oak Woodlands Conservation Act (Article 3.5 [commencing with Section 1360] of Chapter 4 of Division 2 of the Fish and Game Code) to prepare an oak conservation element for a general plan, an oak protection ordinance, or an oak woodlands management plan, or amendments thereto, that meets the requirements of Senate Bill 1334.</p> <p>(BR/mm-10) Prior to site disturbance and grading activities, the General Services Agency shall prepare an Oak Tree Inventory, Avoidance, and Protection Plan as outlined herein. The plan shall be reviewed by a County-approved biologist and/or arborist, and shall include the following items:</p> <p>a. Comprehensive Oak Tree Inventory. This shall include the following information:</p> <ol style="list-style-type: none"> <li>1. An inventory of all oak trees at least five inches in diameter at breast height within 50 feet of all proposed impact areas. All inventoried trees shall be shown on plans. The species, diameter at breast height, location, and condition of these trees shall be documented in data tables.</li> <li>2. Identification of trees that will be retained, removed, or impacted. This information shall be shown on plans and cross-referenced to data tables described in item a.</li> <li>3. The location of proposed structures, utilities, driveways, grading, retaining walls, outbuildings, water and wastewater facilities, and impervious surfaces shall be shown on maps. The applicant shall clearly delineate the building sites/building control lines containing these features on the project plans.</li> </ol> <p>b. Oak Tree Avoidance Measures. Grading and development within proposed project shall avoid the removal of oak trees to the maximum extent possible. Such activities shall minimize potential disturbance to oaks and their associated root zones to the maximum extent possible.</p> <p>c. Oak Tree Protection Guidelines. Tree protection guidelines and a root protection zone shall be established and implemented for each tree to be retained that occurs within 50 feet of impact areas. The following guidelines shall be included:</p> <ol style="list-style-type: none"> <li>1. A qualified arborist shall determine the critical root zone for each retained tree on a case-by-case basis, based upon tree</li> </ol>
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<p><b>Osage Road Improvements (con't)</b></p>	<p>species, age, and size. This area is generally defined as 1.0 to 1.5 times the distance from the tree base of the average measurement taken from the tree base to the edge of the canopy/dripline. At a minimum, the critical root zone shall be the distance from the trunk to the drip line of the tree.</p> <ol style="list-style-type: none"> <li>2. All trees to remain within 50 feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface. The project arborist shall approve any work within the root protection zone.</li> <li>3. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless “establishing” new tree or native compatible plants for up to seven years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).</li> <li>4. The County shall minimize trimming of oak trees to remain onsite. Removal of larger lower branches should be minimized to: 1) avoid making tree top heavy and more susceptible to “blow-overs,” 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain wildlife habitat values associated with the lower branches, 4) retain shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers), and 5) retain the natural shape of the tree. The amount of trimming (roots or canopy) done in any one season shall be limited as much as possible to reduce tree stress/shock (10% or less is best, 25% maximum). If trimming is necessary, the applicant shall use a certified arborist when removing limbs. Unless a hazardous or unsafe situation exists, major trimming shall be done only during the summer months.</li> </ol> <p>(BR/mm-11) Removal of vegetation and pruning of trees shall be conducted in the fall and winter (between September 1 and February 28), if possible, after fledging and before the initiation of avian breeding activities. If construction activities are scheduled to occur during the typical bird nesting season (from March 1 to August 31) a qualified biologist shall be retained to conduct a pre-construction survey (approximately one week prior to construction) to determine presence/absence for tree and ground</p>
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<p><b>Osage Road Improvements (con't)</b></p>	<p>nesting birds. If no nesting activities are detected within the proposed work area, noise-producing construction activities may proceed and no further mitigation is required. If nesting activity is confirmed during pre-construction nesting surveys or at any time during the monitoring of construction activities, work activities shall be delayed within 300 feet (500 feet if raptors) of active nests until the young birds have fledged and left the nest. In addition, the results of the surveys shall be passed immediately to the CDFG and the County, possibly with recommendations for buffer zone changes, as needed, around individual nests. Tree removal in riparian zones shall be monitored and documented by the biological monitor regardless of time of year.</p> <p>(BR/mm-12) If tree removal occurs between September 1 and March 1, within seven days of ground disturbance or tree removal/trimming activities, a survey for wintering raptors shall be conducted. If surveys do not locate wintering raptors, construction activities may be conducted. If wintering raptors are located, construction activities shall observe a 500-foot buffer for the wintering location(s). A pre-construction survey report shall be submitted to the County Environmental Coordinator immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements.</p> <p>(BR/mm-13) Within two weeks prior to tree removal, a qualified biologist shall conduct a pre-construction survey for pallid bat and/or other roosting bats. If bats are not found, tree removal can proceed. If bats are observed, bat exclusion measures shall be instituted prior to disturbance. If maternal bat colonies are found they shall not be disturbed until young bats have left the site. Subsequently bat exclusion measures shall be instituted prior to disturbance.</p>
<p><b>Parking Lot(s)</b></p>	<p>(AES/mm-7) Prior to implementation of the Master Plan, lighting plans shall be prepared, subject to review and approval by the County Environmental Coordinator, that are consistent with the following:</p> <ol style="list-style-type: none"> <li>The point source of all recreational and exterior lighting shall be shielded from off-site views.</li> <li>All required security lights shall utilize motion detector activation where feasible.</li> <li>Light trespass from recreational and exterior lights shall be minimized by directing light downward and utilizing full cut-off</li> </ol>



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<p><b>Parking Lot(s) (con't)</b></p>	<p>fixtures or shields.</p> <p>(GSD/mm-1) Prior to initiation of each phase of development for major amenities requiring structural improvements and/or major grading (i.e., sports fields, parking, amphitheater(s), playgrounds, restrooms, pre-school and administration building, gymnasium, recreation center, pool, skate park, and courts), and as required by the County Environmental Coordinator, the General Services Agency shall prepare project-specific geo-technical reports. The reports shall investigate subsurface conditions within areas proposed for structural development and the findings and recommendations shall be incorporated into grading and construction plans, as appropriate.</p>
<p><b>Playgrounds</b></p>	<p>(AES/mm-7) Prior to implementation of the Master Plan, lighting plans shall be prepared, subject to review and approval by the County Environmental Coordinator, that are consistent with the following:</p> <ol style="list-style-type: none"> <li>The point source of all recreational and exterior lighting shall be shielded from off-site views.</li> <li>All required security lights shall utilize motion detector activation where feasible.</li> <li>Light trespass from recreational and exterior lights shall be minimized by directing light downward and utilizing full cut-off fixtures or shields.</li> </ol> <p>(GSD/mm-1) Prior to initiation of each phase of development for major amenities requiring structural improvements and/or major grading (i.e., sports fields, parking, amphitheater(s), playgrounds, restrooms, pre-school and administration building, gymnasium, recreation center, pool, skate park, and courts), and as required by the County Environmental Coordinator, the General Services Agency shall prepare project-specific geo-technical reports. The reports shall investigate subsurface conditions within areas proposed for structural development and the findings and recommendations shall be incorporated into grading and construction plans, as appropriate.</p>
<p><b>Pool</b></p>	<p>Prior to completion of the final site plans and architectural plans, the County shall hold an advertised public meeting in the community of Nipomo to hear and consider community input on the design elements of the community center/gym/recreation center.</p> <p>Prior to completion of the final site plans and architectural plans of the community center/gym/recreation center the County shall present the plans review and public comment at a County Parks and Recreation Commission meeting.</p> <p>(AES/mm-2) For park improvements located along West Tefft Street, the NCP design guidelines shall be compatible with the West Tefft Corridor Design Plan. The design guidelines shall specifically describe architectural styles and forms, types, layouts, materials, colors, and other relevant details relating to all proposed park elements. The design guidelines shall be based in part on the following goals:</p>

<p><b>Pool (con't)</b></p>	<ol style="list-style-type: none"> <li>a. The guidelines shall establish a consistent design theme for the NCP, addressing the proposed elements as well as existing features which may need replaced or refurbished in the future.</li> <li>b. In keeping with the rural aesthetic goals of the community, the design guidelines shall strive for an honest use of materials rather than faux or artificial applications.</li> <li>c. Site design and layout of structures and recreational elements shall be designed to accommodate substantial landscaping for the purpose of reducing the visual dominance of the built elements and blending with the natural setting.</li> <li>d. Site grading shall be minimized to the greatest extent feasible. The location, size, and orientation of structures, recreational features, parking areas, paths, and walkways shall be laid-out to minimize the need for earthwork.</li> <li>e. Buildings and other structures shall use stepped foundations and/or partially buried walls where possible to minimize the need for grading.</li> <li>f. All visible earthwork shall utilize contour grading and slope rounding to achieve a natural appearance.</li> <li>g. The use of visible retaining walls shall be minimized to the greatest extent feasible. Where retaining walls are required, their visibility shall be reduced through the use of materials, color, and planting. Retaining walls may be appropriate in certain circumstances in order to protect existing mature trees.</li> <li>h. Paved areas, including parking lots, recreation surfaces, and pedestrian areas shall strive for surface materials and colorings which blend with the natural ground plane to the greatest extent practical considering their intended function.</li> <li>i. The visual prominence of all buildings and structures shall be lessened through the use of architectural form, style, external materials, colors and other appropriate measures.</li> <li>j. All signage shall have a consistent graphic design theme. Thematic variations would be appropriate considering the desired hierarchy of information to be conveyed, such as informational, directional, safety, etc.</li> <li>k. Lighting of signs shall be kept to the minimum required by safety and functional necessity. If lighting of signs is required, the signs shall not be internally illuminated.</li> <li>l. Visibility of proposed and existing wireless communication facilities and equipment shall be reduced by coloring all visible components to blend with the surroundings and by screen planting.</li> <li>m. All proposed overhead utilities shall be placed underground to the greatest extent feasible. Where undergrounding is not feasible, their noticeability shall be minimized by placement in low visibility areas as much as possible. Required overhead utility poles shall be wood or wood-colored metal.</li> <li>n. Existing overhead utilities shall be placed underground as future funding allows. A systematic strategy shall be developed for future utility undergrounding based on aesthetic priorities,</li> </ol>
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<p><b>Pool (con't)</b></p>	<p>opportunities created due to other construction work, maintenance benefits, and funding availability.</p> <ul style="list-style-type: none"> <li>o. Lighting within the NCP shall be based on the lowest level required by safety and functional needs. Light poles and fixtures shall be consistent with the park's established design theme. Where appropriate, low-height bollard style lighting should be used. Motion detectors should be utilized instead of continuous illumination for security lighting where appropriate and feasible.</li> <li>p. All site amenities and furnishings such as benches, tables, shade structures, drinking fountains, bicycle racks, bollards and road delineators shall be consistent with the park's established design theme.</li> <li>q. Noticeability of required security fencing as well as general functional-area fencing shall be minimized to the greatest extent possible through placement and the use of materials, color, and screen planting as appropriate. Standard un-coated galvanized chain-link fencing shall not be used. Razor-wire and barbed-wire shall not be used. Fencing and railing related to accessibility and safety shall adhere to Americans with Disabilities Act and other legally required ordinances.</li> <li>r. Landscaping and other planting shall be used generously throughout the NCP to reduce overall visibility and noticeability of structures, parking lots and parked vehicles, paved surfaces, and to visually blend the built components of the NCP with the natural setting.</li> <li>s. Landscaping shall primarily use native plant material.</li> <li>t. Oak tree planting areas as described in the Master Plan shall be planted as part of the first phase of new park improvements to the greatest extent possible.</li> </ul> <p>(AQ/mm-2 )Prior to construction of the community center, ranger residence, restrooms, and swimming pool, the following measures (or similar measures meeting the intent of energy efficiency) shall be incorporated into the building and landscaping plans to the maximum extent feasible:</p> <ul style="list-style-type: none"> <li>a. Plan for a transit stop and associated amenities (i.e., covered turnout, direct pedestrian access, covered bench, smart signage, route information displays, and lighting);</li> <li>b. Incorporate outdoor electrical outlets to encourage the use of electric appliances and tools.</li> <li>c. Trusses for south-facing portions of roofs shall be designed to handle dead weight loads of standard solar photovoltaic panels. Roof design shall include sufficient south-facing roof surface, based on structures size and use, to accommodate adequate solar panels. For south-facing roof pitches, the closest standard roof pitch to the ideal average solar exposure shall be used.</li> </ul>
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<p><b>Pool (con't)</b></p>	<ul style="list-style-type: none"> <li>d. Increase the building energy rating by 20% above Title 24 (2011) requirements. Measures used to reach the 20% rating cannot be double counted.</li> <li>e. Plant drought tolerant, native deciduous shade trees along southern exposures of buildings to reduce energy use to cool buildings in summer and allow for solar warming in the winter. Maintain trees for the life of the project.</li> <li>f. Utilize green building materials that are resource efficient, recycled, sustainable, and available locally if feasible.</li> <li>g. Install high efficiency heating and cooling systems.</li> <li>h. Orient building to be aligned north/south to reduce energy used to cool buildings in the summer.</li> <li>i. Design building to include roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows.</li> <li>j. Utilize high efficiency gas or solar water heaters, and energy efficient appliances.</li> <li>k. Utilize double paned windows.</li> <li>l. Utilize low energy exterior lighting.</li> <li>m. Utilize low energy efficient interior lighting.</li> <li>n. Utilize low energy traffic signals (i.e., light emitting diode).</li> <li>o. Install door sweeps and weather stripping if more efficient doors and windows are not available.</li> <li>p. Install energy-reducing programmable thermostats.</li> <li>q. Use roofing material with a solar reflectance values meeting the U.S. Environmental Protection Agency (EPA)/Department of Energy (DOE) Energy Star® rating to reduce summer cooling needs.</li> <li>r. Use native plants that do not require supplemental watering once established and are low ROG emitting.</li> <li>s. Provide and require the use of battery powered or electric landscape and turf maintenance equipment.</li> <li>t. Use clean engine technologies (e.g., alternative fuel, electrification) engines that are not subject to regulations.</li> </ul> <p>(GSD/mm-1) Prior to initiation of each phase of development for major amenities requiring structural improvements and/or major grading (i.e., sports fields, parking, amphitheater(s), playgrounds, restrooms, pre-school and administration building, gymnasium, recreation center, pool, skate park, and courts), and as required by the County Environmental Coordinator, the General Services Agency shall prepare project-specific geo-technical reports. The reports shall investigate subsurface conditions within areas proposed for structural development and the findings and recommendations shall be incorporated into grading and construction plans,</p>
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<p><b>Pool (con't)</b></p>	<p>as appropriate.</p> <p>(HM/mm-2) Prior to initiation of ground disturbance or construction within 400 feet of the edge of West Tefft Street, within the Nipomo Community Park, the General Services Agency shall ensure compliance with the following measures:</p> <ol style="list-style-type: none"> <li>Upon identification of a structure footprint or area of disturbance, exploratory trenches or borings shall be excavated to determine the presence or absence of dumped materials. Samples of the debris and soil shall be collected for laboratory analysis to evaluate whether the materials present any health or environmental concerns.</li> <li>Soil gas testing shall be conducted in and around any proposed building footprint to determine whether landfill gas is present, and whether it could accumulate in the finished building. Depending on the results of the soil gas testing, it may be necessary to incorporate design features that will prevent gas accumulation. Measures may include controlling the gas pressure (i.e., passive or active venting to reduce gas concentrations under the structure, venting around the perimeter of the structure, and crawl- space venting); eliminating available entry pathways or leaks (i.e., improving plumbing and caulking to reduce cracks and gaps will reduce entry pathways, install a low-permeability liner around the underground portion of the structure); and, installation of a landfill gas monitoring system.</li> <li>Prior to removal or relocation, soil and debris shall be tested for contaminants of potential concern to identify disposal or placement restrictions. Testing shall include analysis for metals, long-chain (semi-volatile) hydrocarbons, and semi-volatile organic compounds. Additional testing may be required depending on the specific nature of the materials to be removed from the site.</li> </ol> <p>(N/mm-4) In the event substantiated noise complaints are received by the County, and the presence of the onsite ranger and/or park host is not sufficient to address received complaints, County Parks shall develop a park monitor program. The program may include volunteers or paid staff and shall provide for presence during key operations of the skate park to restrict playing of loud music and the use of loud voices. The monitor may be present during operating hours in the summer, and on weekends and afternoons during the winter. To prevent use of the skate park and pool during nighttime hours when the park is closed (10:00 p.m. to 6:00 a.m.), County Parks shall install a fence and locked gate around the skate park or community pool.</p> <p>(PSU/mm-1) While in the planning stages for development of any facility proposed in the Park Master Plan, and prior to any site disturbance activities related to development of such facilities, the General Services Agency shall coordinate with the Sheriff's Department for implementation of design strategies and safety measures to prevent and reduce crime,</p>
<p><b>Pool (con't)</b></p>	

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<p><b>Pool (con't)</b></p>	<p>including “Crime Prevention through Environmental Design” standards and “Lighting and Lighting Systems” guidelines, including the following:</p> <ol style="list-style-type: none"> <li>After-hours access points to the park and community center should be protected with adequate security. As admission is necessary for emergency personnel, combinations to locks/lockboxes should be provided to Sheriff’s Department Dispatch;</li> <li>Visible signage with hours of operation and any type of regulations should be strategically placed throughout the park, and properly maintained;</li> <li>Proper illumination should be provided inside structures, exterior doors, designated parking areas, entry and walkways to deter property crime and provide increased personal safety. Lights should be on timers, and a manual overrides should be available in case of a greater need for light. Proper care should be taken to ensure exterior lighting is properly shielded to prevent illumination that would affect the ambient level of light in the nighttime sky;</li> <li>County Parks shall provide the Sheriff’s Department with accurate information indicating what park employees have access to which areas of any structures or access points;</li> <li>During construction periods of any significant proposed park facility or amenity, the construction site shall be temporarily fenced off, with signage indicating that the area is off limits to the general public;</li> <li>All construction equipment shall be secured at the site after hours, with a complete recorded inventory kept on file;</li> <li>Adequate lighting of the construction areas shall be implemented;</li> <li>Special care should be taken to avoid creating “hiding places” in alcoves or entry areas;</li> <li>Facility design should facilitate a clear view of the exterior of structures from the interior, and vice versa, to allow increased observation of any suspicious activity in either location;</li> <li>Sufficient lighting should be installed on the exterior and interior of any structures; and,</li> <li>All exterior doors should meet all safety requirements, should be solid core, and have adequate locks.</li> </ol> <p>(Public Works letter dated 10-24-12) The activity areas need to have sufficient recycling containers conveniently placed for the Park users. This includes co-locating recycling containers immediately adjacent to waste containers. The recycling containers should try to look different from the waste containers, which can be achieved either through size, color or a lid with a round hole that can accommodate most beverage containers. The ideal container would be larger, blue in color with a round 5” hole in the lid.</p> <p>(Public Works letter dated 10-24-12) As the design of the park progresses, the garbage company should be contacted to assure that the location of centralized containers is accessible and that the trucks have sufficient space</p>
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	to turn around. Further, the pavement where the trucks may turn around needs to be able to handle the forces of the heavy trucks' turning maneuvers.
<b>Restrooms/ Maintenance Bldgs.</b>	<p>(AES/mm-7) Prior to implementation of the Master Plan, lighting plans shall be prepared, subject to review and approval by the County Environmental Coordinator, that are consistent with the following:</p> <ol style="list-style-type: none"> <li>The point source of all recreational and exterior lighting shall be shielded from off-site views.</li> <li>All required security lights shall utilize motion detector activation where feasible.</li> <li>Light trespass from recreational and exterior lights shall be minimized by directing light downward and utilizing full cut-off fixtures or shields.</li> </ol> <p>(AQ/mm-2) Prior to construction of the community center, ranger residence, restrooms, and swimming pool, the following measures (or similar measures meeting the intent of energy efficiency) shall be incorporated into the building and landscaping plans to the maximum extent feasible:</p> <ol style="list-style-type: none"> <li>Plan for a transit stop and associated amenities (i.e., covered turnout, direct pedestrian access, covered bench, smart signage, route information displays, and lighting);</li> <li>Incorporate outdoor electrical outlets to encourage the use of electric appliances and tools.</li> <li>Trusses for south-facing portions of roofs shall be designed to handle dead weight loads of standard solar photovoltaic panels. Roof design shall include sufficient south-facing roof surface, based on structures size and use, to accommodate adequate solar panels. For south-facing roof pitches, the closest standard roof pitch to the ideal average solar exposure shall be used.</li> <li>Increase the building energy rating by 20% above Title 24 (2011) requirements. Measures used to reach the 20% rating cannot be double counted.</li> <li>Plant drought tolerant, native deciduous shade trees along southern exposures of buildings to reduce energy use to cool buildings in summer and allow for solar warming in the winter. Maintain trees for the life of the project.</li> <li>Utilize green building materials that are resource efficient, recycled, sustainable, and available locally if feasible.</li> <li>Install high efficiency heating and cooling systems.</li> <li>Orient building to be aligned north/south to reduce energy used to cool buildings in the summer.</li> <li>Design building to include roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows.</li> <li>Utilize high efficiency gas or solar water heaters, and energy efficient appliances.</li> <li>Utilize double paned windows.</li> <li>Utilize low energy exterior lighting.</li> </ol>
<b>Restrooms/ Maintenance Bldgs. (con't)</b>	



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<p><b>Restrooms/ Maintenance Bldgs. (con't)</b></p>	<ul style="list-style-type: none"> <li>m. Utilize low energy efficient interior lighting.</li> <li>n. Utilize low energy traffic signals (i.e., light emitting diode).</li> <li>o. Install door sweeps and weather stripping if more efficient doors and windows are not available.</li> <li>p. Install energy-reducing programmable thermostats.</li> <li>q. Use roofing material with a solar reflectance values meeting the U.S. Environmental Protection Agency (EPA)/Department of Energy (DOE) Energy Star® rating to reduce summer cooling needs.</li> <li>r. Use native plants that do not require supplemental watering once established and are low ROG emitting.</li> <li>s. Provide and require the use of battery powered or electric landscape and turf maintenance equipment.</li> <li>t. Use clean engine technologies (e.g., alternative fuel, electrification) engines that are not subject to regulations.</li> </ul> <p>(BR/mm-4) Prior to all ground-disturbance within Maritime Chaparral and Oak Woodland Habitat for proposed trail work, the following measures shall be implemented to minimize adverse impacts to Monterey dusky-footed woodrat. Removal of the woodrat nest would result in adverse impacts to the individuals occupying the nests. If future site improvements would impact any of the observed woodrat nests, the applicant shall implement the following minimization measures.</p> <ul style="list-style-type: none"> <li>a. A County-approved biologist shall assist in the removal of the nest after September 1 and before February 15. Nest removal shall be avoided during the breeding season, to avoid separation of mothers from their young. Under supervision of the biologist, the operators should remove all vegetation and other woodrat shelter within the area that surround the woodrat nest to be removed.</li> <li>b. Upon completion of clearing the adjacent woodrat shelter, the operator should gently nudge the intact nest with equipment or long handled tools. The operators should place their equipment within the previously cleared area and not within undisturbed woodrat shelter area. The objective is to alarm the woodrats so that they evacuate the nest and scatter away from the equipment and into undisturbed habitat.</li> </ul> <p>Once the woodrats have evacuated the nest, the operator should gently pick up the structure with a front loader and move it to the nearest undisturbed habitat. The objective of moving the structure is to provide the displaced woodrats with a stockpile of material to scavenge while they build a new nest; consequently, jeopardizing the integrity of the structure is not an issue.</p> <p>(GSD/mm-1) Prior to initiation of each phase of development for major amenities requiring structural improvements and/or major grading (i.e.,</p>
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# Exhibit A

## Nipomo Community Park Master Plan

<p><b>Restrooms/ Maintenance Bldgs. (con't)</b></p> <p><b>Restrooms/ Maintenance Bldgs. (con't)</b></p>	<p>sports fields, parking, amphitheater(s), playgrounds, restrooms, pre-school and administration building, gymnasium, recreation center, pool, skate park, and courts), and as required by the County Environmental Coordinator, the General Services Agency shall prepare project-specific geo-technical reports. The reports shall investigate subsurface conditions within areas proposed for structural development and the findings and recommendations shall be incorporated into grading and construction plans, as appropriate.</p> <p>(PSU/mm-1) While in the planning stages for development of any facility proposed in the Park Master Plan, and prior to any site disturbance activities related to development of such facilities, the General Services Agency shall coordinate with the Sheriff's Department for implementation of design strategies and safety measures to prevent and reduce crime, including "Crime Prevention through Environmental Design" standards and "Lighting and Lighting Systems" guidelines, including the following:</p> <ol style="list-style-type: none"> <li>After-hours access points to the park and community center should be protected with adequate security. As admission is necessary for emergency personnel, combinations to locks/lockboxes should be provided to Sheriff's Department Dispatch;</li> <li>Visible signage with hours of operation and any type of regulations should be strategically placed throughout the park, and properly maintained;</li> <li>Proper illumination should be provided inside structures, exterior doors, designated parking areas, entry and walkways to deter property crime and provide increased personal safety. Lights should be on timers, and a manual overrides should be available in case of a greater need for light. Proper care should be taken to ensure exterior lighting is properly shielded to prevent illumination that would affect the ambient level of light in the nighttime sky;</li> <li>County Parks shall provide the Sheriff's Department with accurate information indicating what park employees have access to which areas of any structures or access points;</li> <li>During construction periods of any significant proposed park facility or amenity, the construction site shall be temporarily fenced off, with signage indicating that the area is off limits to the general public;</li> <li>All construction equipment shall be secured at the site after hours, with a complete recorded inventory kept on file;</li> <li>Adequate lighting of the construction areas shall be implemented;</li> <li>Special care should be taken to avoid creating "hiding places" in alcoves or entry areas;</li> <li>Facility design should facilitate a clear view of the exterior of structures from the interior, and vice versa, to allow increased observation of any suspicious activity in either location;</li> <li>Sufficient lighting should be installed on the exterior and interior of any structures; and,</li> <li>All exterior doors should meet all safety requirements, should be</li> </ol>
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	<p>solid core, and have adequate locks.</p> <p>(WAT/mm-6) Prior to construction of additional restrooms, the General Services Agency shall retrofit existing toilets and sinks with low-flow appliances within the NCP. All new appliances shall be low-flow (1.6 gallons per flush).</p>
<b>Skate Park</b>	<p>Prior to completion of the final site plans and architectural plans, the County shall hold an advertised public meeting in the community of Nipomo to hear and consider community input on the design elements of the community center/gym/recreation center.</p> <p>Prior to completion of the final site plans and architectural plans of the community center/gym/recreation center the County shall present the plans review and public comment at a County Parks and Recreation Commission meeting.</p> <p>(AES/mm-2) For park improvements located along West Tefft Street, the NCP design guidelines shall be compatible with the West Tefft Corridor Design Plan. The design guidelines shall specifically describe architectural styles and forms, types, layouts, materials, colors, and other relevant details relating to all proposed park elements. The design guidelines shall be based in part on the following goals:</p> <ol style="list-style-type: none"> <li>The guidelines shall establish a consistent design theme for the NCP, addressing the proposed elements as well as existing features which may need replaced or refurbished in the future.</li> <li>In keeping with the rural aesthetic goals of the community, the design guidelines shall strive for an honest use of materials rather than faux or artificial applications.</li> <li>Site design and layout of structures and recreational elements shall be designed to accommodate substantial landscaping for the purpose of reducing the visual dominance of the built elements and blending with the natural setting.</li> <li>Site grading shall be minimized to the greatest extent feasible. The location, size, and orientation of structures, recreational features, parking areas, paths, and walkways shall be laid-out to minimize the need for earthwork.</li> <li>Buildings and other structures shall use stepped foundations and/or partially buried walls where possible to minimize the need for grading.</li> <li>All visible earthwork shall utilize contour grading and slope rounding to achieve a natural appearance.</li> <li>The use of visible retaining walls shall be minimized to the greatest extent feasible. Where retaining walls are required, their visibility shall be reduced through the use of materials, color, and planting. Retaining walls may be appropriate in certain circumstances in order to protect existing mature trees.</li> <li>Paved areas, including parking lots, recreation surfaces, and pedestrian areas shall strive for surface materials and colorings which blend with the natural ground plane to the greatest extent</li> </ol>

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## Nipomo Community Park Master Plan

<p><b>Skate Park (con't)</b></p>	<p>practical considering their intended function.</p> <ul style="list-style-type: none"> <li>i. The visual prominence of all buildings and structures shall be lessened through the use of architectural form, style, external materials, colors and other appropriate measures.</li> <li>j. All signage shall have a consistent graphic design theme. Thematic variations would be appropriate considering the desired hierarchy of information to be conveyed, such as informational, directional, safety, etc.</li> <li>k. Lighting of signs shall be kept to the minimum required by safety and functional necessity. If lighting of signs is required, the signs shall not be internally illuminated.</li> <li>l. Visibility of proposed and existing wireless communication facilities and equipment shall be reduced by coloring all visible components to blend with the surroundings and by screen planting.</li> <li>m. All proposed overhead utilities shall be placed underground to the greatest extent feasible. Where undergrounding is not feasible, their noticeability shall be minimized by placement in low visibility areas as much as possible. Required overhead utility poles shall be wood or wood-colored metal.</li> <li>n. Existing overhead utilities shall be placed underground as future funding allows. A systematic strategy shall be developed for future utility undergrounding based on aesthetic priorities, opportunities created due to other construction work, maintenance benefits, and funding availability.</li> <li>o. Lighting within the NCP shall be based on the lowest level required by safety and functional needs. Light poles and fixtures shall be consistent with the park's established design theme. Where appropriate, low-height bollard style lighting should be used. Motion detectors should be utilized instead of continuous illumination for security lighting where appropriate and feasible.</li> <li>p. All site amenities and furnishings such as benches, tables, shade structures, drinking fountains, bicycle racks, bollards and road delineators shall be consistent with the park's established design theme.</li> <li>q. Noticeability of required security fencing as well as general functional-area fencing shall be minimized to the greatest extent possible through placement and the use of materials, color, and screen planting as appropriate. Standard un-coated galvanized chain-link fencing shall not be used. Razor-wire and barbed-wire shall not be used. Fencing and railing related to accessibility and safety shall adhere to Americans with Disabilities Act and other legally required ordinances.</li> <li>r. Landscaping and other planting shall be used generously throughout the NCP to reduce overall visibility and noticeability of structures, parking lots and parked vehicles, paved surfaces, and to visually blend the built components of the NCP with the natural setting.</li> </ul> <p><b>Skate Park (con't)</b></p> <ul style="list-style-type: none"> <li>s. Landscaping shall primarily use native plant material.</li> <li>t. Oak tree planting areas as described in the Master Plan shall be</li> </ul>
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<p><b>Skate Park (con't)</b></p>	<p>planted as part of the first phase of new park improvements to the greatest extent possible.</p> <p>(GSD/mm-1 Prior to initiation of each phase of development for major amenities requiring structural improvements and/or major grading (i.e., sports fields, parking, amphitheater(s), playgrounds, restrooms, pre-school and administration building, gymnasium, recreation center, pool, skate park, and courts), and as required by the County Environmental Coordinator, the General Services Agency shall prepare project-specific geo-technical reports. The reports shall investigate subsurface conditions within areas proposed for structural development and the findings and recommendations shall be incorporated into grading and construction plans, as appropriate.</p> <p>(HM/mm-2) Prior to initiation of ground disturbance or construction within 400 feet of the edge of West Tefft Street, within the Nipomo Community Park, the General Services Agency shall ensure compliance with the following measures:</p> <ol style="list-style-type: none"> <li>Upon identification of a structure footprint or area of disturbance, exploratory trenches or borings shall be excavated to determine the presence or absence of dumped materials. Samples of the debris and soil shall be collected for laboratory analysis to evaluate whether the materials present any health or environmental concerns.</li> <li>Soil gas testing shall be conducted in and around any proposed building footprint to determine whether landfill gas is present, and whether it could accumulate in the finished building. Depending on the results of the soil gas testing, it may be necessary to incorporate design features that will prevent gas accumulation. Measures may include controlling the gas pressure (i.e., passive or active venting to reduce gas concentrations under the structure, venting around the perimeter of the structure, and crawl- space venting); eliminating available entry pathways or leaks (i.e., improving plumbing and caulking to reduce cracks and gaps will reduce entry pathways, install a low-permeability liner around the underground portion of the structure); and, installation of a landfill gas monitoring system.</li> <li>Prior to removal or relocation, soil and debris shall be tested for contaminants of potential concern to identify disposal or placement restrictions. Testing shall include analysis for metals, long-chain (semi-volatile) hydrocarbons, and semi-volatile organic compounds. Additional testing may be required depending on the specific nature of the materials to be removed from the site.</li> </ol> <p>(N/mm-2) Prior to construction of the skate park, the design plans shall incorporate the following noise reduction measures, achieving a maximum average hourly noise level of 65 decibels as measured 25 feet from the edge of the skate park:</p> <ol style="list-style-type: none"> <li>In-ground concrete design to minimize noise generation during</li> </ol>
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<p><b>Skate Park (con't)</b></p>	<p>use.</p> <ul style="list-style-type: none"> <li>b. Earthen berm between the skate park and the noise sensitive land uses.</li> <li>c. Fence and lock-able gate surrounding the skate park facility.</li> </ul> <p>(N/mm-4) In the event substantiated noise complaints are received by the County, and the presence of the onsite ranger and/or park host is not sufficient to address received complaints, County Parks shall develop a park monitor program. The program may include volunteers or paid staff and shall provide for presence during key operations of the skate park to restrict playing of loud music and the use of loud voices. The monitor may be present during operating hours in the summer, and on weekends and afternoons during the winter. To prevent use of the skate park and pool during nighttime hours when the park is closed (10:00 p.m. to 6:00 a.m.), County Parks shall install a fence and locked gate around the skate park or community pool.</p> <p>(PSU/mm-1) While in the planning stages for development of any facility proposed in the Park Master Plan, and prior to any site disturbance activities related to development of such facilities, the General Services Agency shall coordinate with the Sheriff's Department for implementation of design strategies and safety measures to prevent and reduce crime, including "Crime Prevention through Environmental Design" standards and "Lighting and Lighting Systems" guidelines, including the following:</p> <ul style="list-style-type: none"> <li>a. After-hours access points to the park and community center should be protected with adequate security. As admission is necessary for emergency personnel, combinations to locks/lockboxes should be provided to Sheriff's Department Dispatch;</li> <li>b. Visible signage with hours of operation and any type of regulations should be strategically placed throughout the park, and properly maintained;</li> <li>c. Proper illumination should be provided inside structures, exterior doors, designated parking areas, entry and walkways to deter property crime and provide increased personal safety. Lights should be on timers, and a manual overrides should be available in case of a greater need for light. Proper care should be taken to ensure exterior lighting is properly shielded to prevent illumination that would affect the ambient level of light in the nighttime sky;</li> <li>d. County Parks shall provide the Sheriff's Department with accurate information indicating what park employees have access to which areas of any structures or access points;</li> <li>e. During construction periods of any significant proposed park facility or amenity, the construction site shall be temporarily fenced off, with signage indicating that the area is off limits to the general public;</li> <li>f. All construction equipment shall be secured at the site after hours, with a complete recorded inventory kept on file;</li> <li>g. Adequate lighting of the construction areas shall be implemented;</li> </ul>
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# Exhibit A

## Nipomo Community Park Master Plan

<p><b>Skate Park (con't)</b></p>	<ul style="list-style-type: none"> <li>h. Special care should be taken to avoid creating “hiding places” in alcoves or entry areas;</li> <li>i. Facility design should facilitate a clear view of the exterior of structures from the interior, and vice versa, to allow increased observation of any suspicious activity in either location;</li> <li>j. Sufficient lighting should be installed on the exterior and interior of any structures; and,</li> <li>k. All exterior doors should meet all safety requirements, should be solid core, and have adequate locks.</li> </ul> <p>(Public Works letter dated 10-24-12) The activity areas need to have sufficient recycling containers conveniently placed for the Park users. This includes co-locating recycling containers immediately adjacent to waste containers. The recycling containers should try to look different from the waste containers, which can be achieved either through size, color or a lid with a round hole that can accommodate most beverage containers. The ideal container would be larger, blue in color with a round 5” hole in the lid.</p> <p>(Public Works letter dated 10-24-12) As the design of the park progresses, the garbage company should be contacted to assure that the location of centralized containers is accessible and that the trucks have sufficient space to turn around. Further, the pavement where the trucks may turn around needs to be able to handle the forces of the heavy trucks’ turning maneuvers.</p>
<p><b>Tefft Street Entrance and Pay Station</b></p>	<p>(AES/mm-2) For park improvements located along West Tefft Street, the NCP design guidelines shall be compatible with the West Tefft Corridor Design Plan. The design guidelines shall specifically describe architectural styles and forms, types, layouts, materials, colors, and other relevant details relating to all proposed park elements. The design guidelines shall be based in part on the following goals:</p> <ul style="list-style-type: none"> <li>a. The guidelines shall establish a consistent design theme for the NCP, addressing the proposed elements as well as existing features which may need replaced or refurbished in the future.</li> <li>b. In keeping with the rural aesthetic goals of the community, the design guidelines shall strive for an honest use of materials rather than faux or artificial applications.</li> <li>c. Site design and layout of structures and recreational elements shall be designed to accommodate substantial landscaping for the purpose of reducing the visual dominance of the built elements and blending with the natural setting.</li> <li>d. Site grading shall be minimized to the greatest extent feasible. The location, size, and orientation of structures, recreational features, parking areas, paths, and walkways shall be laid-out to minimize the need for earthwork.</li> <li>e. Buildings and other structures shall use stepped foundations and/or partially buried walls where possible to minimize the</li> </ul>



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<p><b>Tefft Street Entrance and Pay Station (con't)</b></p>	<p>need for grading.</p> <ul style="list-style-type: none"> <li>f. All visible earthwork shall utilize contour grading and slope rounding to achieve a natural appearance.</li> <li>g. The use of visible retaining walls shall be minimized to the greatest extent feasible. Where retaining walls are required, their visibility shall be reduced through the use of materials, color, and planting. Retaining walls may be appropriate in certain circumstances in order to protect existing mature trees.</li> <li>h. Paved areas, including parking lots, recreation surfaces, and pedestrian areas shall strive for surface materials and colorings which blend with the natural ground plane to the greatest extent practical considering their intended function.</li> <li>i. The visual prominence of all buildings and structures shall be lessened through the use of architectural form, style, external materials, colors and other appropriate measures.</li> <li>j. All signage shall have a consistent graphic design theme. Thematic variations would be appropriate considering the desired hierarchy of information to be conveyed, such as informational, directional, safety, etc.</li> <li>k. Lighting of signs shall be kept to the minimum required by safety and functional necessity. If lighting of signs is required, the signs shall not be internally illuminated.</li> <li>l. Visibility of proposed and existing wireless communication facilities and equipment shall be reduced by coloring all visible components to blend with the surroundings and by screen planting.</li> <li>m. All proposed overhead utilities shall be placed underground to the greatest extent feasible. Where undergrounding is not feasible, their noticeability shall be minimized by placement in low visibility areas as much as possible. Required overhead utility poles shall be wood or wood-colored metal.</li> <li>n. Existing overhead utilities shall be placed underground as future funding allows. A systematic strategy shall be developed for future utility undergrounding based on aesthetic priorities, opportunities created due to other construction work, maintenance benefits, and funding availability.</li> <li>o. Lighting within the NCP shall be based on the lowest level required by safety and functional needs. Light poles and fixtures shall be consistent with the park's established design theme. Where appropriate, low-height bollard style lighting should be used. Motion detectors should be utilized instead of continuous illumination for security lighting where appropriate and feasible.</li> <li>p. All site amenities and furnishings such as benches, tables, shade structures, drinking fountains, bicycle racks, bollards and road delineators shall be consistent with the park's established design theme.</li> <li>q. Noticeability of required security fencing as well as general functional-area fencing shall be minimized to the greatest extent possible through placement and the use of materials, color, and screen planting as appropriate. Standard un-coated galvanized</li> </ul>
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### Tefft Street Entrance and Pay Station (con't)

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<p><b>Tennis Courts (con't)</b></p>	<p>Environmental Coordinator , that are consistent with the following:</p> <ul style="list-style-type: none"> <li>a. The point source of all recreational and exterior lighting shall be shielded from off-site views.</li> <li>b. All required security lights shall utilize motion detector activation where feasible.</li> <li>c. Light trespass from recreational and exterior lights shall be minimized by directing light downward and utilizing full cut-off fixtures or shields.</li> </ul> <p>(GSD/mm-1) Prior to initiation of each phase of development for major amenities requiring structural improvements and/or major grading (i.e., sports fields, parking, amphitheater(s), playgrounds, restrooms, pre-school and administration building, gymnasium, recreation center, pool, skate park, and courts), and as required by the County Environmental Coordinator, the General Services Agency shall prepare project-specific geo-technical reports. The reports shall investigate subsurface conditions within areas proposed for structural development and the findings and recommendations shall be incorporated into grading and construction plans, as appropriate.</p> <p>(TR/mm-2) Upon development of high-traffic generating uses, including tennis courts, sports fields, amphitheater, and community center, a during periodic review of the Nipomo Community Park Master Plan, the General Services Agency shall re-assess the project's effect on the US 101/West Tefft Street interchange.</p> <ul style="list-style-type: none"> <li>a. In the event the project would have a significant traffic impact, the County shall adopt Transportation Demand Management (TDM) measures for implementation, as necessary, during peak times (Monday through Friday, 4:00 – 6:00 pm) including, but not be limited to: requiring reservation for specific uses, staggered scheduling of starting times for the sports fields, and limiting the size of community center events.</li> <li>b. County Parks shall coordinate with County Public Works to determine the appropriate South County Road Improvement Fee Area 1 fees at the time development is proposed. In the event South County Road Improvement Fee Area 1 fees are determined to be appropriate by Public Works in accordance with Title 13.01 of the County Code, the General Services Agency shall provide the fees prior to development of high-traffic generating uses (i.e., tennis courts, sports fields, amphitheater, and community center).</li> </ul>
<p><b>Trails</b></p>	<p>(AES/mm-7) Prior to implementation of the Master Plan, lighting plans shall be prepared, subject to review and approval by the County Environmental Coordinator , that are consistent with the following:</p> <ul style="list-style-type: none"> <li>a. The point source of all recreational and exterior lighting shall be shielded from off-site views.</li> <li>b. All required security lights shall utilize motion detector activation where feasible.</li> <li>c. Light trespass from recreational and exterior lights shall be minimized by directing light downward and utilizing full cut-off</li> </ul>

# Exhibit A

## Nipomo Community Park Master Plan

<p><b>Trails (con't)</b></p>	<p>fixtures or shields.</p> <p>(BR/mm-1) Prior to all ground-disturbing activities within sensitive areas, a qualified biologist shall provide pre-construction training to all workers involved in site activities. This training shall consist of instruction on special-status species with potential to occur on the property and their habitats. Workers shall be instructed as to appropriate contacts and how to proceed if special-status species are observed on the project site.</p> <p>(BR/mm-2) Prior to site disturbance, the General Services Agency shall prepare a Special-status Plant Mitigation Plan that provides for the propagation, planting, and monitoring of sand mesa manzanita at a 5:1 replacement ratio if it is determined that these specimens cannot be avoided during construction activities. The mitigation plan shall detail methods for transplanting, propagating, planting, and maintaining the special-status plant species that would be impacted. The replant area should be located at the biological mitigation receptor site (5.6 acres). To ensure the success of any planted or transplanted individuals, the mitigation program will include monitoring and reporting guidelines.</p> <p>(BR/mm-3) A biological monitor qualified to capture and move legless lizards and coast horned lizards shall be present during all initial ground-disturbing activities, such as grading, excavation and vegetation removal. Improvements within the existing park infrastructure are not expected to impact these species, however, construction associated with the construction of the proposed field sport, basins, equestrian facilities, trails, picnic, and community center areas shall require a biological monitor. The monitor shall capture and relocate silvery legless lizards and Coast horned lizards disturbed during tree clearance vegetation clearing and initial site grading. In addition, the monitor shall rake loose soil within oak woodlands, coastal scrub and maritime chaparral prior to excavation to find and move legless lizards. Efforts shall focus on relocation of silvery legless lizards and Coast horned lizards to safe habitat outside disturbance areas.</p> <p>(BR/mm-4) Prior to all ground-disturbance within Maritime Chaparral and Oak Woodland Habitat for proposed trail work, the following measures shall be implemented to minimize adverse impacts to Monterey dusky-footed woodrat. Removal of the woodrat nest would result in adverse impacts to the individuals occupying the nests. If future site improvements would impact any of the observed woodrat nests, the applicant shall implement the following minimization measures.</p> <ol style="list-style-type: none"> <li>A County-approved biologist shall assist in the removal of the nest after September 1 and before February 15. Nest removal shall be avoided during the breeding season, to avoid separation of mothers from their young. Under supervision of the biologist, the operators should remove all vegetation and other woodrat shelter within the area that surround the</li> </ol>
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<p><b>Trails (con't)</b></p>	<p>woodrat nest to be removed.</p> <p>b. Upon completion of clearing the adjacent woodrat shelter, the operator should gently nudge the intact nest with equipment or long handled tools. The operators should place their equipment within the previously cleared area and not within undisturbed woodrat shelter area. The objective is to alarm the woodrats so that they evacuate the nest and scatter away from the equipment and into undisturbed habitat.</p> <p>Once the woodrats have evacuated the nest, the operator should gently pick up the structure with a front loader and move it to the nearest undisturbed habitat. The objective of moving the structure is to provide the displaced woodrats with a stockpile of material to scavenge while they build a new nest; consequently, jeopardizing the integrity of the structure is not an issue.</p> <p>(BR/mm-5) Prior to implementation of trail improvements, the General Services Agency shall develop a Habitat Restoration Plan (HRP) for review and approval by the CDFG and the County Environmental Coordinator. The HRP shall be prepared by a qualified biologist and/or botanist and shall detail the methods for restoring or enhancing any areas of maritime chaparral habitat impacted within the NCP. The goal of the HRP shall be to mitigate any temporary or permanent impacts to maritime chaparral at the biological mitigation receptor site (5.6 acres). At a minimum, the HRP shall allow for the following mitigation ratios, site protection measures, and monitoring requirements:</p> <p>a. 2:1 restoration ratio for permanent and temporary impacts to intact maritime chaparral (for every one acre of intact maritime chaparral that is temporarily or permanently impacted, the County shall restore or enhance two acres of maritime chaparral at the biological mitigation receptor site (5.6 acres) located within the NCP.</p> <p>b. The HRP shall include a site maintenance schedule, including weed abatement strategies and Best Management Practices.</p> <ol style="list-style-type: none"> <li>1. Maintenance shall be conducted bi-monthly for the first three years or until the County Environmental Coordinator determines that further maintenance is not required. The maintenance period will begin immediately upon completion of the mitigation planting, and will continue for a three-year period. At the end of three years, the appropriate regulatory resource agencies will review the monitoring reports, evaluate whether the performance standards have been met, and determine whether the maintenance period will be ended or extended.</li> <li>2. Water will be supplied to planted materials during the initial planting period. Supplemental water will be supplied on an as needed basis until the Environmental Coordinator determines that the plantings are self-sustaining.</li> <li>3. Weed control will be necessary to minimize competition</li> </ol>
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<p><b>Trails (con't)</b></p>	<p>from exotic plants. Additional weed abatement will be required during the maintenance period. Weeds shall be removed by hand or through herbicide applications. If herbicide applications are necessary, they will be conducted by an individual holding a valid Qualified Applicators License. Weeding activities will be performed bi-monthly or until the County Environmental Coordinator determines that the plantings are self-sustaining.</p> <ol style="list-style-type: none"> <li>4. Removal of trash and litter will occur on a regular basis during the maintenance period. Non-fruiting organic debris created from hand removal of weeds may be left on-site if it will not significantly impact the establishment of native seedlings. However, noxious weed debris will be disposed of off-site to avoid further invasions of the exotic species.</li> <li>5. Due to the sites proximity to public access, vandalism may be a problem. If vandalism occurs at the site and plants are removed or trampled, the County will replace the vandalized plants and take appropriate actions to prohibit further vandalism.</li> <li>6. The County Environmental Coordinator will adjust specific replanting requirements if needed, including species, quantities, and schedules. Species selection will be consistent with those currently occupying the immediate area and at the direction of the Environmental Coordinator. Any replanted vegetation will be monitored until the County Environmental Coordinator determines that the plantings are self-sustaining.</li> <li>7. At the discretion of the Environmental Coordinator, a single application of fertilizer may be included with the initial plant installation. Subsequent applications, while not anticipated, are at the discretion of the Environmental Coordinator.</li> </ol> <p>c. The HRP shall include clearly defined restoration goals, annual performance standards and final success criteria.</p> <ol style="list-style-type: none"> <li>1. In order to accomplish restoration goals and objectives, a monitoring program will provide both quantitative and qualitative data to be used to determine the success of the mitigation and restoration areas. The County Environmental Coordinator will evaluate data indicating the relationship between actual site conditions and the performance criteria. Field monitoring and sampling will be followed by preparation of annual reports that include photo-documentation and evaluation of the success of the mitigation effort based on whether or not the annual performance goals for that year were met.</li> <li>2. The County's Environmental Coordinator will perform general monitoring site visits bi-monthly during the first three years after planting, and semi-annually for the last two years of the monitoring program (refer to Table 4.3-4). General monitoring visits can be conducted concurrently</li> </ol>
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## Nipomo Community Park Master Plan

<p><b>Trails (con't)</b></p>	<p>with maintenance visits. The focus of general monitoring visits is to assess the restoration and mitigation area's need for water or other maintenance related issues.</p> <p>3. The County Environmental Coordinator will perform biological monitoring data collection annually throughout the five year monitoring program. The focus of the biological monitoring visits is to collect quantitative data that will provide an assessment of the sites vegetative cover and plant growth</p> <p>4. Annual performance standards have been established to ensure a successful mitigation effort. The performance standards are based on the vegetative structure found on-site prior to construction related disturbances. Table 4.3-4 lists the annual performance standards for growth and survival of planted species that are proposed for the mitigation and restoration areas.</p> <p>d. All restoration activities shall be monitored by a qualified biologist/Environmental Coordinator for a minimum of five years or until the final success criteria are attained.</p> <p>1. At the end of the five-year monitoring period, the site will be evaluated to determine if the success criteria have been met. If the program is determined to be unsuccessful, the County Environmental Coordinator will recommend appropriate contingency measures. The mitigation site will not be considered successful until CDFG has provided written verification that the final success criteria have been met.</p>																														
	<table> <tr> <th>Performance Standards</th> <th>Year 1</th> <th>Year 2</th> <th>Year 3</th> <th>Year 4</th> <th>Year 5</th> </tr> <tr> <td>Percent of Native Cover</td> <td>20%</td> <td>25%</td> <td>30%</td> <td>40%</td> <td>50%</td> </tr> <tr> <td>Average Vigor Rating</td> <td>1,2</td> <td>1,2</td> <td>1,2</td> <td>1,2</td> <td>1,2</td> </tr> <tr> <td>Non-Native Cover</td> <td>&lt;60%</td> <td>&lt;60%</td> <td>&lt;45%</td> <td>&lt;25%</td> <td>&lt;25%</td> </tr> <tr> <td>Plant Survival</td> <td>90%</td> <td>85%</td> <td>80%</td> <td>80%</td> <td>80%</td> </tr> </table>	Performance Standards	Year 1	Year 2	Year 3	Year 4	Year 5	Percent of Native Cover	20%	25%	30%	40%	50%	Average Vigor Rating	1,2	1,2	1,2	1,2	1,2	Non-Native Cover	<60%	<60%	<45%	<25%	<25%	Plant Survival	90%	85%	80%	80%	80%
	Performance Standards	Year 1	Year 2	Year 3	Year 4	Year 5																									
	Percent of Native Cover	20%	25%	30%	40%	50%																									
	Average Vigor Rating	1,2	1,2	1,2	1,2	1,2																									
	Non-Native Cover	<60%	<60%	<45%	<25%	<25%																									
	Plant Survival	90%	85%	80%	80%	80%																									
	<p>Notes:</p> <p>The mitigation site must be self-sustaining (i.e., no maintenance or artificial irrigation) for a minimum of two years to be considered successful.</p> <p>Plant survivorship may include original plantings, remedial plantings, or volunteers.</p> <p>Any remedial plantings will be monitored for five years from the date of installation or until the Environmental Coordinator determines that they are self-sustaining.</p>																														
	<p>Plant vigor and survival in the restoration and mitigation area will be monitored annually for five-years following plant installation. A plant is considered "surviving" if at least half of the foliage (or stem if deciduous) is green and flexible. Plant vigor will be measured as follows:</p> <p>1 = excellent – vigorous healthy plant (no necrotic or chlorotic leaves)</p> <p>2 = good – plant healthy with limited signs of vigorous growth</p>																														



# Exhibit A

## Nipomo Community Park Master Plan

<p><b>Trails (con't)</b></p>	<p>3 = adequate – plant healthy with no signs of vigorous growth and some necrosis or other damage present</p> <p>4 = poor – low vitality, or main stem dead but basal sprouts emerging</p> <p>5 = dead – no evidence of recovery</p> <ol style="list-style-type: none"> <li>Plant survival calculations will be based on the number of individual plants installed. Percent survival will be obtained by counting the number of surviving plants and dividing the result by the number of plants installed (initial and remedial installations).</li> <li>Percent cover of native species will be obtained annually throughout the five year monitoring program. Percent cover calculations must be determined by a documented and field proven vegetation monitoring method such as Daubenmire, Braun-Blanquet, line-intercept, or similar.</li> <li>Another important monitoring activity is to detect the presence and advance of invasive plant species, such as introduced pioneer species commonly found in disturbed areas. Russian thistle, perennial mustard, or other non-native species can also invade the restoration areas if left unchecked. Monitoring activities will determine the presence of such species and if action is required to control their advance.</li> <li>All wildlife observed in and around the restoration will be documented as to species, number, and functional use of habitat (i.e., feeding, nesting, etc.). Observations of the general habitat quality will be documented.</li> <li>Permanent photo points will be established throughout the mitigation site to assist in tracking the success of the mitigation program. Permanent photo points will be established during the preparation of the as-built planting plan, and ground view photos will be taken during each monitoring year from the same vantage point.</li> <li>Typically, CDFG requires a mitigation and restoration completion report to be submitted at the end of three years. The applicant is responsible for preparing and submitting the report to CDFG within 30 days of the end of the three year maintenance program. The report must include photo documentation and detail the progression of the revegetation efforts.</li> <li>The annual reports must quantify growth and progress of the restoration plantings to determine if the performance criteria have been met. All three of the required reports must include photographs that document the revegetation progress over time.</li> </ol> <p>(BR/mm-6) Prior to implementation of trail improvements, the General Services Agency shall retain a qualified biologist/botanist to supervise the implementation of the HRP. The qualified biologist/botanist shall supervise site preparation, implementation timing, species utilized, planting installation, maintenance, monitoring, and reporting of the revegetation/restoration efforts. The qualified biologist/botanist shall prepare and submit four annual reports and one final monitoring report to</p>
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<p><b>Trails (con't)</b></p>	<p>the County for review and approval by the County Environmental Coordinator. The annual and final monitoring reports shall include discussions of the restoration activities, project photographs, and an assessment of the restoration efforts attainment of the success criteria.</p> <p>(BR/mm-9) To mitigate the balance of the oak woodland impact, one of the following measures, or a combination thereof shall be used:</p> <ol style="list-style-type: none"> <li>Prior to site disturbance and grading activities, the General Services Agency shall record a conservation easement that protects 2000 square feet of existing oak woodland habitat for each tree removed from the oak woodland in perpetuity. The conservation easement shall be controlled by a qualified conservation organization approved by the County Environmental Coordinator. Potential conservation organizations include but are not limited to: The Nature Conservancy, San Luis Obispo Land Conservancy, or the Cambria Land Trust. This mitigation measure may be used to satisfy the mitigation requirement for oak woodland impacts.</li> <li>If the County is not able to establish a conservation easement, the applicant shall provide funding to the California Wildlife Conservation Board or other County-approved entity to be used for the purchase of Oak Woodland Habitat Conservation Easements (currently established at \$970.00 for each tree removed and \$485.00 per impacted tree). This mitigation measure may be used to satisfy the mitigation requirement for the oak woodland impact.</li> </ol> <p>If the County is not able to establish a conservation easement, or provide funding as noted in (b) above, the County may use a grant awarded pursuant to the Oak Woodlands Conservation Act (Article 3.5 [commencing with Section 1360] of Chapter 4 of Division 2 of the Fish and Game Code) to prepare an oak conservation element for a general plan, an oak protection ordinance, or an oak woodlands management plan, or amendments thereto, that meets the requirements of Senate Bill 1334.</p> <p>(CR/mm-1) Prior to construction, the General Services Agency shall submit a monitoring plan, prepared by a subsurface-qualified historical archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:</p> <ol style="list-style-type: none"> <li>List of personnel involved in the monitoring activities;</li> <li>Description of how the monitoring shall occur;</li> <li>Description of frequency of monitoring (e.g. full-time, part time, spot checking);</li> <li>Description of what resources are expected to be encountered;</li> <li>Description of circumstances that would result in the halting of work at the project site (e.g. What is considered “significant” archaeological resources?);</li> <li>Description of procedures for halting work on the site and notification procedures; and,</li> <li>Description of monitoring reporting procedures.</li> </ol>
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<p><b>Trails (con't)</b></p>	<p>(CR/mm-2) During all ground disturbing construction activities, the General Services Agency shall retain a qualified historical archaeologist (approved by the Environmental Coordinator) to monitor earth disturbing activities within the documented historical site, per the approved monitoring plan. If any significant historical resources are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the historical archaeologist in the field) of the resource until such time as the resource can be evaluated by the historical archaeologist or any other appropriate individuals. The historical archaeologist shall be allowed the time and funds necessary to document and retrieve any significant cultural materials that are unearthed.</p> <p>(CR/mm-3) Upon completion of all monitoring/mitigation activities, and prior to final inspection (whichever occurs first), the consulting historical archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.</p>
<p><b>Turf</b></p>	<p>(AES/mm-7) Prior to implementation of the Master Plan, lighting plans shall be prepared, subject to review and approval by the County Environmental Coordinator, that are consistent with the following:</p> <ol style="list-style-type: none"> <li>The point source of all recreational and exterior lighting shall be shielded from off-site views.</li> <li>All required security lights shall utilize motion detector activation where feasible.</li> <li>Light trespass from recreational and exterior lights shall be minimized by directing light downward and utilizing full cut-off fixtures or shields.</li> </ol> <p>(WAT/mm-4) Prior to expansion or addition of irrigated turf and landscaped areas, the General Services Agency shall conduct a water survey of existing irrigated turf and landscaped areas, in consultation with the NCSD, that shall include, but not be limited to, the following:</p> <ol style="list-style-type: none"> <li>Quantify irrigated areas based on vegetation type (i.e., turf, ornamental landscaping, trees).</li> <li>Inspect and inventory the irrigation system, including timers, distribution lines, storage, and other infrastructure, and document</li> </ol>

Exhibit A

*Nipomo Community Park Master Plan*

<p><b>Turf (con't)</b></p>	<p>needed maintenance and repairs.</p> <ul style="list-style-type: none"> <li>c. Develop irrigation schedule by month, based on precipitation rate and local climate.</li> <li>d. Document irrigation system performance and landscape conditions.</li> <li>e. Review irrigation schedule.</li> <li>f. Summarize water survey evaluation results and identify water savings recommendations, which shall achieve a minimum 50% reduction in current water use.</li> </ul> <p>(WAT/mm-5) Prior to expansion or addition of irrigated turf and landscaped areas, the General Services Agency shall demonstrate compliance with the water survey evaluation water savings recommendations, and shall submit documentation to the NCSD for verification. Water savings recommendations shall be applied to existing and additional irrigated turf and landscaped areas, and may include, but not be limited to the following:</p> <ul style="list-style-type: none"> <li>a. Computerized irrigation controller that can estimate cumulative evapo-transpiration losses to establish the most efficient and effective watering regimes.</li> <li>b. Avoidance of close mowing, overwatering, excessive fertilization, soil compaction and accumulation of thatch.</li> <li>c. Programming watering times for longer and less frequently rather than for short periods and more frequently.</li> <li>d. Installation of tensionmeters at different depths to measure moisture status, which will allow for better estimates on irrigation needs.</li> <li>e. Linking irrigation of the park to the California Irrigation Management Information System (CIMIS) station located at the Woodlands golf course to maximize irrigation efficiency.</li> <li>f. Implementation and maintenance of the most efficient and effective water regime for park irrigation consistent with best management practices, such as measures identified by the California Urban Water Conservation Council and/or similar recognized organizations.</li> <li>g. Incorporation of recycled water from the Southland WWTF.</li> <li>h. Consultation with NCSD prior to implementation of major planned replacement, renovation, or construction of water-using facilities.</li> </ul>
<p><b>Ongoing Maintenance</b></p>	<p>(BR/mm-11) Removal of vegetation and pruning of trees shall be conducted in the fall and winter (between September 1 and February 28), if possible, after fledging and before the initiation of avian breeding activities. If construction activities are scheduled to occur during the typical bird nesting season (from March 1 to August 31) a qualified biologist shall be retained to conduct a pre-construction survey (approximately one week prior to construction) to determine presence/absence for tree and ground nesting birds. If no nesting activities are detected within the proposed work area, noise-producing construction activities may proceed and no further mitigation is required. If nesting activity is confirmed during pre-</p>

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## Nipomo Community Park Master Plan

<p><b>On-going Maintenance (con't)</b></p>	<p>construction nesting surveys or at any time during the monitoring of construction activities, work activities shall be delayed within 300 feet (500 feet if raptors) of active nests until the young birds have fledged and left the nest. In addition, the results of the surveys shall be passed immediately to the CDFG and the County, possibly with recommendations for buffer zone changes, as needed, around individual nests. Tree removal in riparian zones shall be monitored and documented by the biological monitor regardless of time of year.</p> <p>(BR/mm-12) If tree removal occurs between September 1 and March 1, within seven days of ground disturbance or tree removal/trimming activities, a survey for wintering raptors shall be conducted. If surveys do not locate wintering raptors, construction activities may be conducted. If wintering raptors are located, construction activities shall observe a 500-foot buffer for the wintering location(s). A pre-construction survey report shall be submitted to the County Environmental Coordinator immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements.</p> <p>(BR/mm-13) Within two weeks prior to tree removal, a qualified biologist shall conduct a pre-construction survey for pallid bat and/or other roosting bats. If bats are not found, tree removal can proceed. If bats are observed, bat exclusion measures shall be instituted prior to disturbance. If maternal bat colonies are found they shall not be disturbed until young bats have left the site. Subsequently bat exclusion measures shall be instituted prior to disturbance.</p> <p>(GSD/mm-3) Prior to implementation of the first phase of the Master Plan, the General Services Agency shall prepare a stormwater drainage plan in consultation with Public Works, for inclusion in the Master Plan. The plan shall include a schedule for regular maintenance checks, and incorporate additional improvements to existing facilities, including the installation of trash gates on drainage pipes, interception and dissipation of stormwater flow from impervious surfaces, and installation of storm drain inlets and engineered drainage courses.</p> <p>(N/mm-3) During operation of the park, events and activities shall only be permitted during operating hours (6:00 a.m. to 10:00 p.m.). Mowing, use of equipment, and other maintenance activities shall be limited to daytime hours, unless an emergency situation exists. Noise generated by loudspeakers and microphones shall be directed towards the interior of the park, away from surrounding residential areas.</p>
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